

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
January 7, 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 8:32 a.m. Board Members present were John Yeager, Melisa Whitehead, and Gino Mulliqi. Board Member Tim Gilchrist was absent.

Ex-Officio Member Mayor Matthew Porter arrived at 8:41 a.m. and City Manager Chris Holsted was present at the call to order.

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

Randy Helmberger of Helmberger Associates, Inc. arrived at 8:33 a.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Board Member Yeager gave the invocation and led the Pledge of Allegiance.

CITIZEN PARTICIPATION

With no citizen participation, President Dawkins 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 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 the November 19, 2020 Minutes of the WEDC Board of Directors Meeting.**
- B. **Consider and act upon approval of the November 2020 WEDC Treasurer's Report.**

Board Action

A motion was made by Gino Mulliqi, seconded by John Yeager, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

ACTION ITEMS

- 1. **Consider and act upon issues surrounding the disposition of WEDC property located at 201 Industrial Court.**

Staff Comments

Staff noted that an asbestos inspection was completed at this location with no asbestos found. The property will be made available to WFR and WPD for training opportunities and should be ready for demolition within 30 days. At the Board's direction, staff obtained a quote for \$24,500 for the demolition of this property. Staff noted that demolition of this structure was not included in the

FY21 Budget and a Mid-Year Amendment, should the Board direct staff to proceed, will be necessary to fund demolition of this property in the current fiscal year.

Board Action

A motion was made by Gino Mulliqi, seconded by John Yeager, to award a contract to InterCon Demolition in the amount of \$24,500 and further authorizing the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

2. **Consider and act upon issues surrounding an existing Performance Agreement between the WEDC and WB Real Estate, LLC.**

Staff Comments

Staff discussed the existing Performance Agreement with WB Real Estate, LLC and explained that the company is currently in default. Staff would have met with the Board in December prior to the December 31, 2020 expiration of the Reimbursement Incentive but was unable to meet due to issues with Covid-19. Staff referenced the Agenda Report and detailed that the Board may opt to make a motion to approve a First Amendment or may opt to take no action, resulting in notification to WB Real Estate, Inc. that they are in default and ineligible to receive the Reimbursement Incentive. The boring, excavating, and installation has been completed but an issue between Oncor and the contractor needs to be resolved before final approval is provided.

Board Action

A motion was made by John Yeager, seconded by Melisa Whitehead, to approve a First Amendment to the Performance Agreement between the WEDC and WB Real Estate, LLC providing for a 60-day extension to meet the performance criteria. A vote was taken, and the motion passed 4-0.

3. **Consider and act upon issues surrounding an existing Performance Agreement between the WEDC and First Miracle, Inc.**

Staff Comments

Staff discussed the existing Performance Agreement with First Miracle, Inc. and explained that the company is currently in default. As was the case for Item 2, staff would have met with the Board in December prior to the December 31, 2020 expiration of the Reimbursement Incentive but was unable to meet due to issues with Covid-19. Staff referenced the Agenda Report and detailed that the Board may opt to make a motion to approve a First Amendment or may opt to take no action, resulting in notification to First Miracle, Inc. that they are in default and ineligible to receive the Reimbursement Incentive. Staff noted that the fire suppression system, water lines and utility work have been completed. However, the wrong monitoring system was installed for use in a commercial building. Additionally, this project was not managed by a General Contractor and building permits and procedure were not in proper order. Staff has met with the Building Department and now believes that any issues with the project could be corrected within 90 days. Board Member Mulliqi discussed the responsibility of the business owner to ensure that requirements are met and managed properly. Staff discussed the future opportunity for the WEDC to come alongside businesses and provide additional support throughout the process.

Board Action

A motion was made by John Yeager, seconded by Melisa Whitehead, to approve a First Amendment to the Performance Agreement between the WEDC and First Miracle, Inc.

granting a 90-day extension to meet the performance criteria. A vote was taken, and the motion passed 4-0, with Gino Mulliqi abstaining from the vote.

DISCUSSION ITEMS

4. Staff report: WEDC Property Update, Engineering Report, Downtown Parking, Upcoming Events, WEDC Activities and Programs.

Sales tax revenues allocated in November for the September filing period were up 24.85% for the month and 12% year-over-year. For FY20, staff anticipated \$2.9 MM in revenue and received \$3.283 MM.

Staff noted various events on the marketing calendar and discussed the upcoming Joint Work Session with City Council. Mayor Porter discussed the opportunity for input from the Board related to the Comprehensive Land Use Plan and Zoning Ordinance. Staff informed the Board that the WEDC Annual Report that will be presented at the January 26th City Council Meeting. Staff discussed probable changes to Wylie Days/Collin County Days legislative program and will keep the Board up to date of any legislative changes that take place. Staff discussed the upcoming opportunity for WEDC to participate in the Industrial Asset Management Council (IAMC). Staff will be working on Small Business Week activities that will take place in May and noted the rescheduling of ICSC RECon to December 5-7, 2021.

Brush-hogging has been ordered for the property on Alanis and field work will follow. Staff noted that Retail Coach will be available to make a presentation to City Council and City Manager Chris Holsted recommended a February presentation. Updated information is being forwarded by staff to the business community regarding federal assistance programs in response to Covid-19. City Manager Chris Holsted updated the Board about the Covid-19 vaccine status, noting that we are still in stage 1A of vaccination and the City does not have additional vaccines to administer at this time. Staff noted that any updates regarding CARES Act funding will be provided to the business community as information becomes available. Staff referenced receipt of a citizen email and will provide it to the Board for their review. President Demond Dawkins discussed reviewing an option to allow citizens to submit a form and call into a Board/City Council Meeting to submit comments. Mayor Porter stated that this concept had been reviewed by City Council and they have opted to allow comments to be provided via a form prior to the City Council Meeting and read aloud during the meeting if the citizen wishes to have their comment on the record. President Dawkins expressed interest in considering the same option for WEDC if a citizen is unable to attend a meeting in person and suggested possibly reimplementing the standing Agenda Item to provide opportunity to submit issues to be placed on future WEDC Board Meeting Agendas. Staff noted that the Board can request an item to be added to a future agenda at any time and staff will include an Agenda Item for the next meeting to provide an opportunity to discuss these issues further. Staff noted the new Elevon Development in Lavon and discussed the positive impact of this property within the 1, 3, 5-mile radius traffic counts and population density of Wylie.

EXECUTIVE SESSION

Staff requested Randy Helmberger, representing Helmberger Associates, Inc., join the Executive Session for his input in relation to infrastructure work that may pertain to an incentive or development agreement. Randy Helmberger participated in one item contained in Executive Session and left the meeting at 9:59 a.m.

Recessed into Closed Session at 9:29 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Section 551.072 (Real Estate) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act). Consider the sale or acquisition of properties located at:

- State Highway 78 & Alanis
- State Highway 78 & Birmingham
- State Highway 78 & Brown
- FM 544 & Cooper
- Regency & Steel

Section 551.074 (Personnel Matters) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act).

- Evaluation of WEDC Staff

Section 551.087 (Economic Development) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act). Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for:

- Project 2018-9b
- Project 2018-9c
- Project 2020-7a
- Project 2020-11a
- Project 2020-11b
- Project 2020-12a


RECONVENE INTO OPEN MEETING

Take any action as a result from Executive Session

President Demond Dawkins reconvened into Open Session at 11:03 a.m.

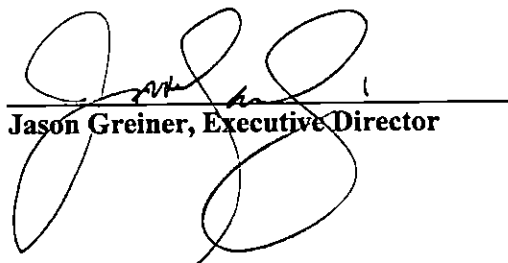
ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 11:03 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director