

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting
January 18, 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 Demond Dawkins called the meeting to order at 7:34 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, Tim Gilchrist, and Blake Brininstool.

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

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

INVOCATION & PLEDGE OF ALLEGIANCE

President Dawkins gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Board Member Tim Gilchrist addressed the WEDC Board regarding his formal resignation from the WEDC Board of Directors, noting that this meeting would be his last day as a participating member. Tim stated that he is no longer able to commit the same dedicated time to the Board and feels the best decision is to step down so that a new board member can be elected.

Tim Gilchrist left at 7:38 a.m.

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 the December 21, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. **Consider and act upon approval of the December 2022 WEDC Treasurer's Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

- 1. **Tabled from 12-21-2022**
Remove from table and consider.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to remove this Item from table. A vote was taken, and the motion passed 4-0.

Consider and act upon a First Amendment to the Purchase and Sale Agreement between WEDC and MLKJ Investments LLC.

Staff Comments

Staff recommended that the Board table this item again until there is an update from the attorneys that can be provided to the Board at a future regular Board meeting.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool to table the First Amendment to the Purchase and Sale Agreement between the WEDC and MLKJ Investments LLC. to a future regular Board Meeting. A vote was taken, and the motion passed 4-0.

2. **Tabled from 12-21-2022**

Remove from table and consider.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool to remove this Item from table. A vote was taken, and the motion passed 4-0.

Consider and act upon a commercial lease for Lots 2, 3, and 4 of Wyndham Estates, Phase III located on Squire Dr.

Staff Comments

Staff recommended that the Board table this item again until there is an update from the attorneys that can be provided to the Board at a future regular Board meeting.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead to table a commercial lease for Lots 2, 3, and 4 of Wyndham Estates, Phase III located on Squire Dr. to a future regular Board Meeting. A vote was taken, and the motion passed 4-0.

President Dawkins moved to Regular Agenda item 5. Regular Agenda items 3 and 4 will be considered after Executive Session for discussion purposes.

5. **Consider and act upon issues surrounding the 2022 WEDC Annual Report.**

Staff Comments

Staff noted the 2022 WEDC Annual Report draft with updates from the previous discussion surrounding the 2023 Goals and Objectives. The Board and Staff reviewed the updated changes and discussed additional updates to the 2023 Goals and Objectives, to include Hwy 78 infrastructure improvements with Atmos. Staff advised that the Board had the option to approve the report with changes or schedule a Special Called Meeting to discuss the 2022 WEDC Annual Report after receipt of final numbers from the City of Wylie. The Board agreed to meet January 23, 2023, at 12:00 p.m. for final approval at a Special Called Board Meeting.

Board Action

A motion was made by Blake Brininstool, seconded by Gino Mulliqi to table issues surrounding the 2022 WEDC Annual Report. A vote was taken, and the motion passed 4-0.

6. **Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors.**

Staff Comments

Staff advised that there is an open officer position following the resignation of Tim Gilchrist. In addition, City Council will be reviewing applications to fill the vacant WEDC Board of Directors position or will open the applications back up based on recommendations. The Board discussed appointing Blake Brininstool to the Treasurer position of the WEDC Board of Directors.

Board Action

A motion was made by Melisa Whitehead, seconded by Gino Mulliqi, to elect Blake Brininstool as Treasurer of the WEDC Board of Directors. A vote was taken, and the motion passed 4-0.

7. **Consider and act upon the appointment of Board members to the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.**

Staff Comments

Staff inquired if any WEDC Board Members would like to volunteer to fill that vacancy on the Subcommittee. Blake Brininstool volunteered to be on the Subcommittee.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to appoint Blake Brininstool to the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

- DS1. Discussion regarding ICSC events.**

Staff Comments

Staff noted that ISCS Red River in Dallas is coming up and requested to know if any additional attendees wanted to go. Staff will send calendar invites with additional information as it becomes available.

- 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. Regarding WEDC properties, staff noted the efforts made to assist/relocate the businesses given letters to vacate due to pending development. One tenant has requested an extension of the deadline to vacate, but there are concerns that an extension to vacate will interfere with construction projects on these properties. Staff noted that the construction projects will not be approved by Council until March and construction will not be affected by a 30-day extension. The Board

agreed to give a 30-day extension to vacate by March 1, 2023 for the tenant requesting an extension. The Board discussed downtown historic standards as it relates to the Hwy 78/Brown redevelopment.

EXECUTIVE SESSION

Recessed into Closed Session at 8:51 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/Alanis, State Hwy 78/Ballard, and State Hwy 78/Brown.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

ES2. Evaluation of WEDC Executive Director.

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: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9f, 2021-11a, 2022-1b, 2022-4d, 2022-7b, 2022-7c, 2022-8b, 2022-9f, 2022-10d, 2022-11a, 2022-12a, 2023-1a, 2023-1b, and 2023-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 10:09 a.m. and moved to Regular Agenda items 3 and 4.

3. Consider and act upon a Performance Agreement between WEDC and CLF II LI Wylie Owner, LLC.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to approve a Performance Agreement between the WEDC and CLF II LI Wylie Owner, LLC. providing for a maximum incentive of \$1.3 MM and further authorizing the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 4-0.

4. Consider and act upon a Real Estate Sales Contract between WEDC and Glen Echo Brewing LLC.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool to approve a Real Estate Sales Contract between the WEDC and Glen Echo Brewing LLC for the sale of a .2100-acre property and further authorize WEDC President Dawkins to execute all documentation necessary to effectuate the transaction. 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 Dawkins adjourned the WEDC Board meeting at 10:11 a.m.



Demond Dawkins, President

ATTEST:



Jason Greiner, Executive Director