

Wylie Economic Development Corporation

Board Regular Meeting

February 15, 2023 – 7:30 AM

WEDC Office Conference Room - 250 South Highway 78, Wylie, Texas
75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board 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 Minutes from the January 18, 2023 Regular Meeting and January 23, 2023 Special Called Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the January 2023 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding the drainage study at Regency Business Park.
- 2. Consider and act upon FY 2022-2023 Budget Amendments.

DISCUSSION ITEMS

- DS1. Discussion regarding ICSC events.
- DS2. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

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.

- (a) This chapter does not require a governmental body to conduct an open meeting:
- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES2. Evaluation of WEDC Staff.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

- This chapter does not require a governmental body to conduct an open meeting:
- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
 - (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

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 from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on February 10, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.
- § 551.087 – Discussing certain economic development matters.

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

WEDC – Minutes
January 18, 2023
Page 5 of 5

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

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

January 23, 2023 – 12:00 P.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 regular meeting to order at 12:01 p.m. Board Members present were Melisa Whitehead, Gino Mulliqi, and Blake Brininstool.

Ex-Officio Member City Manager Brent Parker was present.

WEDC staff present included Executive Director Jason Greiner 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

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

Staff presented the proposed 2022 WEDC Annual Report to the Board. As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than January 31st of each year. The report must include, but is not limited to, a review of expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Staff noted the need to confer with the Finance Department regarding the total assessed valuation but believes the report presented meets the intent of the requirements of the Bylaws, with the final report being presented to the Wylie City Council on January 24, 2023. Staff discussed the full proposed Annual Report for the Board's review and approval. The Board discussed the 2023 Goals and Objectives, including infrastructure installation and development. Anticipated timeframes for these projects were included within the Goals and Objectives, which staff will update as needed.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool to approve the 2022 WEDC Annual Report and present the same to the Wylie City Council for their review. 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 12:23 p.m.

WEDC – Minutes
January 23, 2023
Page 2 of 2

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 15, 2023 Item Number: B
Prepared By: Jason Greiner Account Code:
Date Prepared: 2-10-23 Exhibits: 4

Subject

Consider and act upon approval of the January 2023 WEDC Treasurer’s Report.

Recommendation

Motion to approve the January 2023 WEDC Treasurer’s Report.

Presented for the Board’s review and approval is the January 2023 Treasurer’s Report detailing the month and year-to-date financial transactions and performance against budget. In this report, you will find the Revenue and Expense Report, Statement of Net Position, Balance Sheet, and Sales Tax Report.

REVENUES:

Sales Tax Revenue earned in November allocated in January, was \$368,377.73, an increase of 12.93% over the same period in 2022.

Note: Statement of Net Position shows receivables in the amount of \$319,047.05. This includes incentives in the form of forgivable loans for \$40,000 (LUV-ROS) and \$279,047.05 received from the City of Wylie as reimbursement for FM 544 expenses per Resolution 2018-37(R).

EXPENSES:

Incentives

\$43,113.83 CSD Woodbridge Quarterly Sales Tax Reimbursement

02/15/2023 Item B.

WYLIE ECONOMIC DEVELOPMENT

January Rev/Exp Report
Account Summary

For Fiscal: 2022-2023 Period Ending: 01/31/2023

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,124,241.00	4,124,241.00	368,377.73	707,104.27	-3,417,136.73	82.85 %
Category: 400 - Taxes Total:		4,124,241.00	4,124,241.00	368,377.73	707,104.27	-3,417,136.73	82.85%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	66,534.84	60,534.84	1,108.91 %
Category: 460 - Interest Income Total:		6,000.00	6,000.00	0.00	66,534.84	60,534.84	1,008.91%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	134,220.00	134,220.00	0.00	38,167.68	-96,052.32	71.56 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	3,915,685.00	3,915,685.00	0.00	0.00	-3,915,685.00	100.00 %
Category: 480 - Miscellaneous Income Total:		4,049,905.00	4,049,905.00	0.00	38,167.68	-4,011,737.32	99.06%
Revenue Total:		8,180,146.00	8,180,146.00	368,377.73	811,806.79	-7,368,339.21	90.08%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	310,346.40	310,346.40	23,966.65	95,978.92	214,367.48	69.07 %
111-5611-51130	OVERTIME	0.00	0.00	0.00	541.76	-541.76	0.00 %
111-5611-51140	LONGEVITY PAY	914.00	914.00	0.00	916.00	-2.00	-0.22 %
111-5611-51310	TMRS	48,245.30	48,245.30	3,714.84	15,161.62	33,083.68	68.57 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	51,987.17	51,987.17	4,267.33	16,771.40	35,215.77	67.74 %
111-5611-51420	LONG-TERM DISABILITY	1,768.97	1,768.97	158.61	211.48	1,557.49	88.05 %
111-5611-51440	FICA	19,298.12	19,298.12	1,354.69	5,599.84	13,698.28	70.98 %
111-5611-51450	MEDICARE	4,513.27	4,513.27	316.82	1,309.68	3,203.59	70.98 %
111-5611-51470	WORKERS COMP PREMIUM	854.85	854.85	0.00	970.21	-115.36	-13.49 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	22.42	22.42	1,057.58	97.92 %
Category: 510 - Personnel Services Total:		439,008.08	439,008.08	33,801.36	137,483.33	301,524.75	68.68%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	305.10	691.76	4,308.24	86.16 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	180.00	212.90	87.10	29.03 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	235.96	551.07	2,448.93	81.63 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	721.06	1,455.73	6,844.27	82.46%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	3,209,183.00	3,209,183.00	43,113.83	80,182.83	3,129,000.17	97.50 %
111-5611-56040	SPECIAL SERVICES	34,770.00	34,770.00	95.00	11,272.38	23,497.62	67.58 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	276,300.00	276,300.00	30.45	4,624.29	271,675.71	98.33 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	8,375,000.00	8,375,000.00	0.00	9,281.46	8,365,718.54	99.89 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	4,481.50	18,321.02	110,778.98	85.81 %
111-5611-56090	COMMUNITY DEVELOPMENT	54,950.00	54,950.00	14,895.33	33,340.03	21,609.97	39.33 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	471.98	1,414.14	6,485.86	82.10 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	9,000.00	18,000.00	66.67 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	0.00	9,619.63	63,380.37	86.82 %
111-5611-56250	DUES & SUBSCRIPTIONS	57,824.00	57,824.00	1,846.26	37,378.33	20,445.67	35.36 %
111-5611-56310	INSURANCE	6,303.00	6,303.00	0.00	6,146.31	156.69	2.49 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	23,000.00	-670.50	3,574.50	19,425.50	84.46 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	87,500.00	21,607.50	35,027.50	52,472.50	59.97 %

2/7/2023 8:17:12 AM

Page 1 of 4

12

02/15/2023 Item B.

Budget Report

For Fiscal: 2022-2023 Period Ending: 01/31/2023

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56610 UTILITIES-ELECTRIC	2,400.00	2,400.00	406.76	868.07	1,531.93	63.83 %
Category: 560 - Contractual Services Total:	12,364,230.00	12,364,230.00	88,528.11	260,050.49	12,104,179.51	97.90%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	575,973.97	575,973.97	47,586.18	189,373.28	386,600.69	67.12 %
111-5611-57415 INTEREST EXPENSE	656,023.67	656,023.67	55,080.29	221,292.60	434,731.07	66.27 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	410,665.88	821,331.76	66.67%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	2,090,000.00	2,090,000.00	0.00	345,441.57	1,744,558.43	83.47 %
111-5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-345,441.57	345,441.57	0.00 %
Category: 580 - Capital Outlay Total:	2,090,000.00	2,090,000.00	0.00	0.00	2,090,000.00	100.00%
Expense Total:	16,143,685.72	16,143,685.72	225,717.00	809,655.43	15,334,030.29	94.98%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-7,963,539.72	-7,963,539.72	142,660.73	2,151.36	7,965,691.08	100.03%
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	142,660.73	2,151.36	7,965,691.08	100.03%

2/7/2023 8:17:12 AM

Page 2 of 4

13

02/15/2023 Item B.

Budget Report

For Fiscal: 2022-2023 Period Ending: 01/31/2023

Group Summary

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,124,241.00	4,124,241.00	368,377.73	707,104.27	-3,417,136.73	82.85%
460 - Interest Income	6,000.00	6,000.00	0.00	66,534.84	60,534.84	1,008.91%
480 - Miscellaneous Income	4,049,905.00	4,049,905.00	0.00	38,167.68	-4,011,737.32	99.06%
Revenue Total:	8,180,146.00	8,180,146.00	368,377.73	811,806.79	-7,368,339.21	90.08%
Expense						
510 - Personnel Services	439,008.08	439,008.08	33,801.36	137,483.33	301,524.75	68.68%
520 - Supplies	8,300.00	8,300.00	721.06	1,455.73	6,844.27	82.46%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	12,364,230.00	12,364,230.00	88,528.11	260,050.49	12,104,179.51	97.90%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	410,665.88	821,331.76	66.67%
580 - Capital Outlay	2,090,000.00	2,090,000.00	0.00	0.00	2,090,000.00	100.00%
Expense Total:	16,143,685.72	16,143,685.72	225,717.00	809,655.43	15,334,030.29	94.98%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-7,963,539.72	-7,963,539.72	142,660.73	2,151.36	7,965,691.08	100.03%
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	142,660.73	2,151.36	7,965,691.08	100.03%

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Page 3 of 4

14

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL COR	-7,963,539.72	-7,963,539.72	142,660.73	2,151.36	7,965,691.08
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	142,660.73	2,151.36	7,965,691.08

Wylie Economic Development Corporation
Statement of Net Position
As of January 31, 2023

Assets		
Cash and cash equivalents	\$ 11,138,562.66	
Receivables	\$ 319,047.05	<i>Note 1</i>
Inventories	\$ 16,616,937.10	
Prepaid Items	<u>\$ -</u>	
Total Assets	<u>\$ 28,074,546.81</u>	
 Deferred Outflows of Resources		
Pensions	<u>\$ 67,748.55</u>	
Total deferred outflows of resources	<u>\$ 67,748.55</u>	
 Liabilities		
Accounts Payable and other current liabilities	\$ 88,563.12	
Unearned Revenue	\$ 1,200.00	<i>Note 2</i>
Non current liabilities:		
Due within one year	\$ 448,764.79	<i>Note 3</i>
Due in more than one year	<u>\$ 15,621,027.23</u>	
Total Liabilities	<u>\$ 16,159,555.14</u>	
 Deferred Inflows of Resources		
Miscellaneous	\$ (279,047.05)	
Pensions	<u>\$ (84,717.41)</u>	
Total deferred inflows of resources	<u>\$ (363,764.46)</u>	
 Net Position		
Net investment in capital assets	\$ -	
Unrestricted	<u>\$ 11,618,975.76</u>	
Total Net Position	<u>\$ 11,618,975.76</u>	

Note 1: Includes incentives in the form of forgivable loans for \$40,000 (LUV-ROS)

Note 2: Deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$32,301

Balance Sheet

Account Summary

As Of 01/31/2023

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	11,118,450.22
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	40,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,616,937.10
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	683,934.00
	Total Assets:	28,461,321.32
		<u>28,461,321.32</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	11,046.11
111-2000-20117	TMRS PAYABLE	5,392.49
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	3,274.92
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	22.43
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	78,912.61
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	683,934.00
111-2000-20810	DUE TO GENERAL FUND	0.00

As Of 01/31/2023

Balance Sheet

Account	Name	Balance
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	783,844.02

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,675,325.94
	Total Beginning Equity:	27,675,325.94
Total Revenue		811,806.79
Total Expense		809,655.43
Revenues Over/Under Expenses		2,151.36
	Total Equity and Current Surplus (Deficit):	27,677,477.30
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>28,461,321.32</u>

As Of 01/31/2023

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-18120	LOAN - BIRMINGHAM	0.00
922-1000-18210	AMOUNT TO BE PROVIDED	0.00
922-1000-18220	BIRMINGHAM LOAN	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	39,535.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	3,027.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	-37,953.52
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	71,021.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-44,574.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-811.00
	Total Assets:	30,245.14
		<u>30,245.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	2,264.95
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	29,863.28
922-2000-28205	WEDC LOANS/CURRENT	386,600.69
922-2000-28220	BIRMINGHAM LOAN	0.00
922-2000-28230	INWOOD LOAN	0.00
922-2000-28232	ANB LOAN/EDGE	0.00
922-2000-28233	ANB LOAN/PEDDICORD WHITE	0.00
922-2000-28234	ANB LOAN/RANDACK HUGHES	0.00
922-2000-28235	ANB LOAN	0.00
922-2000-28236	ANB CONSTRUCTION LOAN	0.00
922-2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00
922-2000-28238	ANB LOAN/BUCHANAN	0.00
922-2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00
922-2000-28240	HUGHES LOAN	0.00
922-2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	0.00
922-2000-28245	ANB LOAN/DALLAS WHIRLPOOL	0.00
922-2000-28246	GOVCAP LOAN/KIRBY	7,551,644.87
922-2000-28247	JARRARD LOAN	112,611.20
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,817,937.04
922-2000-28250	CITY OF WYLIE LOAN	0.00
922-2000-28260	PRIME KUTS LOAN	0.00
922-2000-28270	BOWLAND/ANDERSON LOAN	0.00
922-2000-28280	CAPITAL ONE CAZAD LOAN	0.00
922-2000-28290	HOBART/COMMERCE LOAN	0.00
922-2000-29150	NET PENSION LIABILITY	185,989.17
922-2000-29151	SDBF LIABILITY	11,026.00
	Total Liability:	16,130,238.02
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-16,169,102.16
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
	Total Beginning Equity:	-16,289,366.16
Total Revenue		0.00
Total Expense		-189,373.28
Revenues Over/Under Expenses		189,373.28
	Total Equity and Current Surplus (Deficit):	-16,099,992.88
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>30,245.14</u>

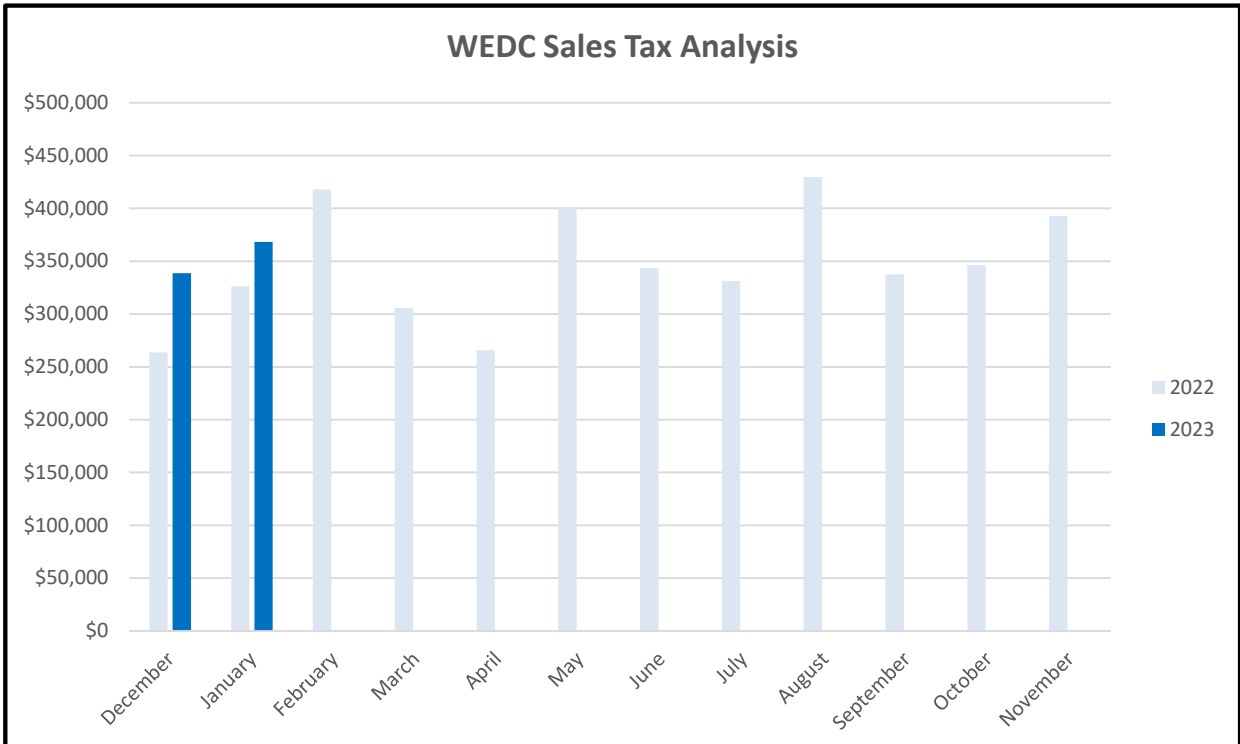
Wylie Economic Development Corporation

SALES TAX REPORT

January 31, 2023

BUDGETED YEAR

MONTH	FY 2020	FY 2021	FY 2022	FY 2023	DIFF 22 vs. 23	% DIFF 22 vs. 23
DECEMBER	\$ 226,663.94	\$ 235,381.33	\$ 263,577.66	\$ 338,726.54	\$ 75,148.88	28.51%
JANUARY	\$ 218,520.22	\$ 262,263.52	\$ 326,207.92	\$ 368,377.73	\$ 42,169.80	12.93%
FEBRUARY	\$ 362,129.18	\$ 456,571.35	\$ 417,896.79			
MARCH	\$ 228,091.34	\$ 257,187.91	\$ 305,605.50			
APRIL	\$ 203,895.57	\$ 221,881.55	\$ 265,773.80			
MAY	\$ 289,224.35	\$ 400,371.70	\$ 401,180.20			
JUNE	\$ 239,340.35	\$ 290,586.92	\$ 343,371.26			
JULY	\$ 296,954.00	\$ 314,559.10	\$ 331,432.86			
AUGUST	\$ 325,104.34	\$ 390,790.76	\$ 429,696.16			
SEPTEMBER	\$ 259,257.89	\$ 307,681.15	\$ 337,512.61			
OCTOBER	\$ 249,357.02	\$ 326,382.38	\$ 346,236.36			
NOVEMBER	\$ 384,953.89	\$ 411,813.32	\$ 392,790.84			
Sub-Total	\$ 3,283,492.09	\$ 3,875,470.98	\$ 4,161,281.96	\$ 707,104.27	\$ 117,318.68	20.72%
Total	\$ 3,283,492.09	\$ 3,875,470.98	\$ 4,161,281.96	\$ 707,104.27	\$ 117,318.68	20.72%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: January SlsTx Revenue is actually November SlsTx and is therefore the 2nd allocation in FY23.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 15, 2023
Prepared By: Jason Greiner
Date Prepared: 2-10-23

Item Number: 1
Account Code:
Exhibits:

Subject

Consider and act upon issues surrounding the drainage study at Regency Business Park.

Recommendation

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$116,500 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC has worked with Kimley-Horn and Associates, Inc. regarding Regency Business Park/Steel Rd/Hooper Rd. As such, Kimley-Horn has provided a professional services agreement for providing professional civil engineering services to provide an updated drainage study for Regency Business Park.
The tasks outlined below are the professional services to be provided by Kimley-Horn. The Scope of Services described for Lump Sum (LS) tasks will be completed for the lump sum fee indicated and those for Projected Hourly (HR) will be billed per the effort expended on an hourly basis per their current rate schedule.
1. Topographic Survey - \$16,500 LS
2. Drainage Analysis Update - \$44,500 LS
3. Aquatics Resource Delineation - \$7,500 LS
4. Existing Storm Sewer Analysis- \$33,000 LS
5. Engineer’s Opinion of Probably Construction Cost- \$5,000 LS
6. Meetings/Project Coordination- \$10,000 HR
Upon approval, WEDC Staff will sign and return the documentation and expedite this process.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 15, 2023
Prepared By: Jason Greiner
Date Prepared: 2/10/23

Item Number: 2
Account Code:
Exhibits:

Subject
Consider and act upon FY 2022-2023 Budget Amendments.

Recommendation

Discussion
Staff will lead the discussion of this item.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 15, 2023
Prepared By: Jason Greiner
Date Prepared: 2-10-23

Item Number: DS1
Account Code:
Exhibits:

Subject
Discussion regarding ICSC events.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will lead a discussion about the upcoming ICSC event.
ICSC Las Vegas May 21-23, 2023
Sunday, May 21 - Wynn
Monday, May 22 - LVCC
Tuesday, May 23 - LVCC
*Register at the Advance Rate (ends at 11:59 pm EST on February 20, 2023)
Member - \$795



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 15, 2023; Item Number: DS2; Prepared By: Jason Greiner; Account Code: ; Date Prepared: 2-10-23; Exhibits: 1

Subject: Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Recommendation: No action is requested by staff for this item.

Discussion: WEDC Property Update: Property Management (Notice to vacate letters, Tenant at 100 W Oak, Property management at 104 S Ballard and 701 S. Ballard); Property- UP Lot/N Keefer (City Council zoning, WEDC closed, zoning change request, Staff with KH); Property- 200 W Brown (Closing, Demolition, Wylie Police)

- Demolition of this structure was completed on 1-19-23.

Downtown Parking:

- Meeting held 1-17-23 to discuss work completed to date on the drainage study.
- Potential to add a regional drainage solution into the scope for the Downtown Parking project.
- Kimley-Horn to prepare an IPO for survey and conceptual design of parking/detention concepts.

Engineering Report:

Design & Engineering - FM 544/Cooper – Kimley Horn (KH)

- Zoning update and Preliminary/Final Plat under review by the City.
- Plan production for the infrastructure project is underway (24’ private fire lane with public utilities in an easement). Waiting on record drawings from the City and from TxDOT.
- Traffic Impact Analysis is underway. This is required for the TxDOT submittal for the decel lane off FM 544.
- Completion Date: early 2023

Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- The substantial completion walk through has had to be rescheduled twice due to weather. A date has yet to be set for the next attempt, as the rain has been ongoing. The work is expected to be complete and waiting for a final punch list to then complete and close out.

Environmental- State Hwy 78 & Brown – Elm Creek (EC)

- The excavated soil has all been removed from the site and taken to a landfill. No soil with arsenic levels above commercial limits remains on-site.
- EC is finalizing the report documenting the removal of the soil the APAR comments and should have them ready to submit very soon.
- EC is holding off on removing the remaining groundwater monitoring well until TCEQ has given the go-ahead to do so.
- Completion Date: EOY or early 2023

ROW - State Hwy 78/Brown – Kimley Horn (KH)

- Staff is coordinating with the City and Vasquez Engineering to determine next steps.

Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor took place on 11-15-22 at P&Z and 12-13-22 at City Council.
- City Council approved the PD with the following amendments: remove by-right for restaurants with drive-in or drive-thru service, change Lot 6 to Lots 2-6, and require the elevation/site plans to come back before Council.

Flood Study- Hooper/Steel/Regency Business Park (KH)

- IPO for updated drainage study submitted by KH. WEDC Board review on 2-15-23.

Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Construction plans for water line and sanitary sewer line were submitted to the City on 2/8/23. Waiting on initial review comments.
- Sanitary sewer plan sheet submitted to NTMWD 2/9/23 for a cursory review. The official plan review and application submittal will occur after City approval.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. Surveyors to stake the easements and prepare easement documents (likely this week).

Brown/Eubanks Drainage

- Staff received a quote in the amount of \$26,785 for cleanout of ditches, silt removal in ditches, haul-off of soils removed, erosion control, and replacement of one culvert on Eubanks. Facilitating this process will assist with development in the area.

BRE Updates:

- No BRE visits were conducted in January, but Staff conducted several phone interviews.
- Staff met with three local companies that have immediate expansion plans.
- Staff coordinated with Leadership Wylie to visit Deanan Popcorn, Savage Precision and Ken Ross.
- Small Business Week – Staff began preparation of Small Business week. The week-long programming will include business awareness campaigns, local training event, and a shop local promotion.
- Workforce and CTE educational programs – Staff is working with Wylie ISD and local business community to develop a program for “Building your Future – Career Day” program. This program is entering its second year and highlights trades and technologies that affect the construction industry. The event features hands-on exhibits for both high schools.

Additional WEDC Activities/Programs in Review:

- Leadership Wylie- WEDC Presentation/Tour- January 12
- ICSC Red River- January 18-20
- Sales tax revenues for the month of February are up 14.95%.
- Overall sales tax revenues for FY23 are up 18.80%

Upcoming Events:

- Project U, Burlison- February 21
- Collin College Education Foundation- Stetson and Stiletto- February 25
- Wylie ISD Education Foundation- Boots ‘N BBQ Gala- March 18
- State of the City Chamber Luncheon- March 21
- Wylie ISD Build your Future Career Day- April 4
- Lovett Groundbreaking- April 6
- Chamber Awards Banquet- April 20
- ICSC Las Vegas- May 21-23
- Please see the attached Marketing Calendar for the full list of upcoming events.

2023 January **Board Meeting – 18th**

Day	Time	Meeting/Event
<u>2</u>	CLOSED	<u>New Year’s Day Holiday</u>
<u>3</u>	8:30 am	WDMA Meeting – aw/jg
<u>5</u>	11:30 am	Annual Employee Banquet
<u>10</u>	6:00 pm	City Council – UP Lot/N Keefer final review
<u>12</u>		Leadership Wylie- City of Wylie/WEDC
<u>16</u>	CLOSED	<u>Martin Luther King Jr. Holiday</u>
<u>18</u>	7:30 am	WEDC – Board Meeting
<u>18-20</u>		ICSC Red River- Dallas
<u>24</u>	6:00 pm	City Council – Annual Report, Work Session & Executive Session
<u>29-31</u>		<i>IEDC Leadership Summit - Tucson</i>

2023 February **Board Meeting – 15th**

Day	Time	Meeting/Event
6-7		Wylie Days in Austin – mp/dd/mw/gm/bp/jg/aw/rh
<u>7</u>	7:30 am	WDMA Meeting
<u>14</u>	6:00 pm	City Council
<u>15</u>	7:30 am	WEDC Board Meeting
21		Project U in Burleson
<u>22-24</u>		<i>TEDC 2023 Legislative Conference – Austin, TX - JG</i>
<u>25</u>		Collin College Education Foundation - Stetson and Stiletto – McKinney- gm/jg
<u>28</u>	6:00 pm	City Council

2023 March **Board Meeting – TBD**

Day	Time	Meeting/Event
<u>7</u>	8:30 am	WDMA Meeting
<u>6-10</u>		<i>Wylie ISD Spring Break</i>
<u>14</u>	6:00 pm	City Council
TBD	7:30 am	WEDC Board Meeting – 15 th or 22 nd ?
<u>18</u>	6:00 pm	WISD Education Foundation – Boots ‘N BBQ Gala
<u>21</u>	11:30 am	Chamber of Commerce: State of the City Luncheon 2023
<u>22-23</u>		<i>Team Texas Road Show - Southern CA</i>
<u>28</u>	6:00 pm	City Council
<u>29-31</u>		<i>Site Selectors Guild Annual Conference – San Antonio, TX</i>

Around the Corner...

- WISD Build your Future Career Day, April 4
- Wylie/Lovett Industrial Groundbreaking, April 6
- Chamber Awards Banquet, April 20
- Small Business Week, May 1- May 7
- Christian Prayer Breakfast of Collin County, May 4
- ICSC Las Vegas, May 21-23