

Wylie Economic Development Corporation

Board Regular Meeting

May 15, 2024 – 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 April 17, 2024 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the April 2024 WEDC Treasurer's Report.

DISCUSSION ITEMS

- DS1. Discuss issues surrounding the FY 2024-2025 WEDC Budget.
- DS2. Discussion regarding ICSC.
- DS3. 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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, and State Hwy 78/Brown.

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).

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: 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-5c, 2023-9b, 2023-11b, 2024-1c, 2024-2d, 2024-3a, 2024-3b, 2024-4c, 2024-4e, 2024-5a, 2024-5b, 2024-5c, and 2024-5d.

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 May 10, 2024 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 Regular Meeting
 April 17, 2024 – 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 Melisa Whitehead called the meeting to order at 7:31 a.m. Board Members present were Whitney McDougall, Blake Brininstool, and Demond Dawkins.

Deputy City Manager Renae' Ollie was 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

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

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Whitehead 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 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 March 20, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the March 2024 WEDC Treasurer's Report.**

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon issues surrounding Board Seat Appointments.**

Staff Comments

Staff brought this item to the Board for consideration of appointment to the vacant seat of Vice President of the WEDC Board. The Board discussed the WEDC Bylaws that outline the process for

the selection of officers and any interest to serve as the Vice President of the WEDC Board. President Whitehead inquired if Immediate Past President, Demond Dawkins, would consider filling the seat, as he has prior experience as the Vice President and President of the WEDC Board.

Ex-Officio Mayor Mathew Porter arrived at 7:34 a.m. during the consideration of Regular Agenda Item 1.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to appoint Demond Dawkins to serve as Vice President of the WEDC Board of Directors. A vote was taken, and the motion passed 4-0.

2. Consider and act upon a Fourth Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company.

Staff Comments

Staff presented a Fourth Amendment to the Purchase and Sale Agreement with McClure Partners Construction Company extending the Inspection Period deadline by 90 days. This extension will allow the WEDC time to finalize the engineering plans, install TxDOT improvements, and get started on the installation of the public infrastructure and fire lanes for Cooper Plaza.

Vice President Dawkins stepped out during Regular Agenda Item 2 at 7:40 a.m.

Board Action

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve a Fourth Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 3-0.

Vice President Dawkins returned after the Board took action on Regular Agenda Item 2 at 7:41 a.m.

President Whitehead moved on to Discussion Items and will consider Regular Agenda Item 3 after Executive Session.

DISCUSSION ITEMS

DS1. 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. Staff collected attendance confirmations from the Board for upcoming events. The Board then discussed rescheduling the WEDC Board Retreat/Work Session to June 14th and scheduling a joint work session with Wylie City Council on May 14th. Related to Property Management, staff noted that the tenant at 305 S Ballard recently vacated and the property will be scheduled for demolition soon. Additionally, the Board reviewed a drainage analysis of Regency Business Park and reviewed the necessary steps associated with unlocking 11 acres of buildable acreage.

EXECUTIVE SESSION

Recessed into Closed Session at 8:13 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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, and State Hwy 78/Brown.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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, 2022-1c, 2022-10c, 2023-1a, 2023-2d, 2023-5b, 2023-9b, 2024-1a, 2024-1c, 2024-3a, 2024-3b, 2024-4a, 2024-4b, and 2024-4c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 8:57 a.m. and then moved to consider and take action on Regular Agenda Item 3.

3. Consider and act upon FY 2023-2024 Midyear Budget Amendments.

Board Action

A motion was made by Blake Brininstool, seconded by Demond Dawkins, to approve the FY 2023-2024 Midyear Budget Amendments. 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 8:58 a.m.

Melisa Whitehead, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 15, 2024

Item Number: B

Prepared By: Jason Greiner

Subject

Consider and act upon approval of the April 2024 WEDC Treasurer’s Report.

Recommendation

Motion to approve the April 2024 WEDC Treasurer’s Report.

Presented for the Board’s review and approval is the April 2024 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, Sales Tax Report, and Performance Agreement Summary.

REVENUES:

Sales Tax Revenue earned in February allocated in April, was \$341,335.06, an increase of 10.09% over the same period in 2023.

EXPENSES:

Incentives

- \$ 650,000 CLF II LI Wylie Owner/Lovett Industrial (Incentive 1 of 2)
\$ 15,000 Dank Real Estate/Deanan Gourmet Popcorn (Incentive 2 of 2)

Special Services- Real Estate

- \$ 52,500 Intercon Demolition (1001/1011 Squire)

Engineering/Architectural

- \$16,054.49 Elm Creek Environmental LLC – VCP Brown Street Properties
\$85,216.98 Kimley-Horn & Associates, Inc. – All Projects
\$ 7,200.00 Roome Land Surveying

April Rev/Exp Report
Account Summary

For Fiscal: 2023-2024 Period Ending: 04/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	4,536,561.00	4,536,561.00	341,335.06	1,953,265.47	-2,583,295.53	56.94 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	43,327.83	304,625.63	192,625.63	271.99 %
111-4000-48110	RENTAL INCOME	48,600.00	48,600.00	1,400.00	26,280.65	-22,319.35	45.92 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	1,250.00	0.00	1,947.08	697.08	155.77 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,655,970.00	2,655,970.00	0.00	-276,384.36	-2,932,354.36	110.41 %
	Revenue Total:	7,353,131.00	7,354,381.00	386,062.89	2,009,734.47	-5,344,646.53	72.67%
Expense							
111-5611-51110	SALARIES	440,500.00	460,570.00	29,971.65	215,263.12	245,306.88	53.26 %
111-5611-51130	OVERTIME	0.00	0.00	0.00	871.40	-871.40	0.00 %
111-5611-51140	LONGEVITY PAY	1,200.00	1,200.00	0.00	1,092.00	108.00	9.00 %
111-5611-51310	TMRS	68,500.00	71,611.00	4,303.64	31,375.65	40,235.35	56.19 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	81,000.00	81,169.00	5,018.12	35,047.06	46,121.94	56.82 %
111-5611-51420	LONG-TERM DISABILITY	1,600.00	1,714.00	58.50	351.00	1,363.00	79.52 %
111-5611-51440	FICA	27,000.00	28,245.00	1,690.04	12,438.87	15,806.13	55.96 %
111-5611-51450	MEDICARE	6,400.00	6,691.00	395.25	2,909.09	3,781.91	56.52 %
111-5611-51470	WORKERS COMP PREMIUM	2,100.00	2,100.00	0.00	1,137.35	962.65	45.84 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,600.00	1,600.00	16.84	64.68	1,535.32	95.96 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	259.89	2,261.06	2,738.94	54.78 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	158.40	141.60	47.20 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	215.41	1,491.33	1,508.67	50.29 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	-193.05	2,693.05	107.72 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	2,299.98	5,350.02	69.93 %
111-5611-56030	INCENTIVES	1,929,250.00	1,929,250.00	665,000.00	1,015,000.00	914,250.00	47.39 %
111-5611-56040	SPECIAL SERVICES	37,270.00	37,270.00	9,160.00	10,200.00	27,070.00	72.63 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	234,500.00	234,500.00	57,258.72	95,129.64	139,370.36	59.43 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	10,324,000.00	10,324,000.00	0.00	6,101.36	10,317,898.64	99.94 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	13,283.43	84,355.05	141,769.95	62.70 %
111-5611-56090	COMMUNITY DEVELOPMENT	64,950.00	66,200.00	3,477.94	25,910.11	40,289.89	60.86 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	492.27	2,878.45	5,021.55	63.56 %
111-5611-56180	RENTAL	27,000.00	27,000.00	4,500.00	15,750.00	11,250.00	41.67 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	1,455.81	36,358.95	36,641.05	50.19 %
111-5611-56250	DUES & SUBSCRIPTIONS	60,733.00	60,733.00	6,822.68	48,460.09	12,272.91	20.21 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	5,653.11	1,146.89	16.87 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	23,000.00	8,004.36	21,750.03	1,249.97	5.43 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	530,175.00	530,175.00	108,471.47	312,569.67	217,605.33	41.04 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	340.19	1,173.69	1,226.31	51.10 %
111-5611-57410	PRINCIPAL PAYMENT	600,096.00	600,096.00	25,478.95	322,447.87	277,648.13	46.27 %
111-5611-57415	INTEREST EXPENSE	631,902.00	631,902.00	21,460.90	340,490.80	291,411.20	46.12 %
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	7,079.00	992,921.00	99.29 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-7,079.00	7,079.00	0.00 %
	Expense Total:	16,427,451.00	16,453,701.00	967,136.06	2,650,796.76	13,802,904.24	83.89%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-9,074,320.00	-9,099,320.00	-581,073.17	-641,062.29	8,458,257.71	92.95%
	Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	-581,073.17	-641,062.29	8,458,257.71	92.95%

Budget Report

For Fiscal: 2023-2024 Period Ending: 04/30/2024

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue	7,353,131.00	7,354,381.00	386,062.89	2,009,734.47	-5,344,646.53	72.67%
Expense	16,427,451.00	16,453,701.00	967,136.06	2,650,796.76	13,802,904.24	83.89%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-9,074,320.00	-9,099,320.00	-581,073.17	-641,062.29	8,458,257.71	92.95%
Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	-581,073.17	-641,062.29	8,458,257.71	92.95%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CO	-9,074,320.00	-9,099,320.00	-581,073.17	-641,062.29	8,458,257.71
Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	-581,073.17	-641,062.29	8,458,257.71

Wylie Economic Development Corporation
Statement of Net Position
As of April 30, 2024

Assets

Cash and cash equivalents	\$ 13,079,122.17	
Receivables	\$ 717,000.00	Note 1
Inventories	\$ 14,645,353.88	
Prepaid Items	\$ -	
Total Assets	\$ 28,441,476.05	

Deferred Outflows of Resources

Pensions	\$ 114,336.55
Total deferred outflows of resources	\$ 114,336.55

Liabilities

Accounts Payable and other current liabilities	\$ 19,592.36	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 338,763.13	Note 3
Due in more than one year	\$ 15,136,816.48	
Total Liabilities	\$ 15,496,371.97	

Deferred Inflows of Resources

Pensions	\$ (8,336.41)
Total deferred inflows of resources	\$ (8,336.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 13,051,104.22
Total Net Position	\$ 13,051,104.22

Note 1: Includes incentives in the form of forgivable loans for \$67,000 (Glen Echo), \$450,000 (Phoenix Ascending), and \$200,000 (MLKJ)

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 04/30/2024

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	13,418,457.23
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	717,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,645,353.88
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	1,153,500.00
	Total Assets:	29,936,311.11
		<u>29,936,311.11</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	4,072.13
111-2000-20117	TMRS PAYABLE	6,247.23
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	5,912.36
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	-492.11
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	92.32
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	3,748.43
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	1,153,500.00
111-2000-20810	DUE TO GENERAL FUND	0.00

As Of 04/30/2024

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:	1,174,292.36

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	29,403,081.04
	Total Beginning Equity:	29,403,081.04
Total Revenue		2,009,734.47
Total Expense		2,650,796.76
Revenues Over/Under Expenses		-641,062.29
	Total Equity and Current Surplus (Deficit):	28,762,018.75
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>29,936,311.11</u>

05/15/2024 Item B.

As Of 04/30/2024

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,556,077.29
	Total Liability:	7,556,077.29
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,556,077.29</u>
	*** FUND 922 OUT OF BALANCE ***	-7,556,077.29

***Warning: Account Authorization is turned on. Please run the Unauthorized Account Listing Report to see if you are out of balance due to missing accounts ***

5/10/2024 11:06:16 AM

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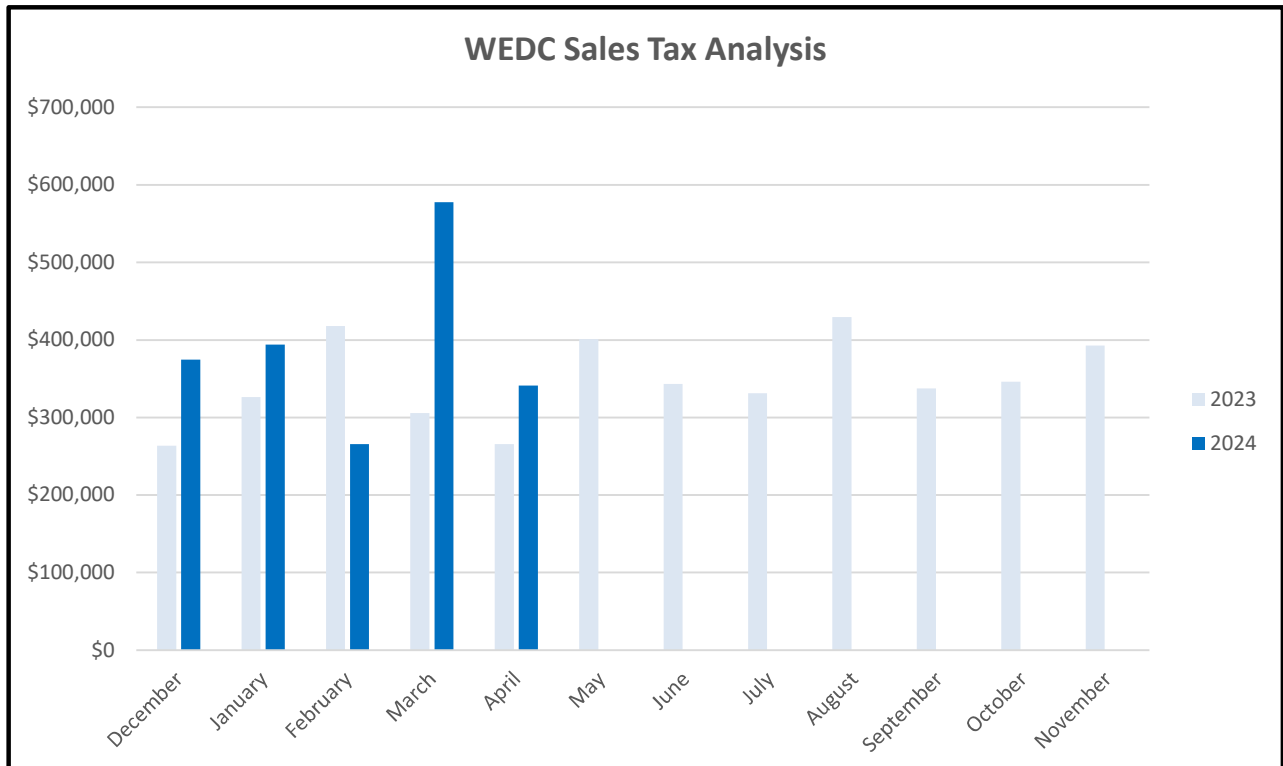
Wylie Economic Development Corporation

SALES TAX REPORT

April 30, 2024

BUDGETED YEAR

MONTH	FY 2021	FY 2022	FY 2023	FY 2024	DIFF 23 vs. 24	% DIFF 23 vs. 24
DECEMBER	\$ 235,381.33	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 35,959.83	10.62%
JANUARY	\$ 262,263.52	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 25,616.67	6.95%
FEBRUARY	\$ 456,571.35	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ (214,889.17)	-44.73%
MARCH	\$ 257,187.91	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 264,071.54	84.18%
APRIL	\$ 221,881.55	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 31,284.12	10.09%
MAY	\$ 400,371.70	\$ 401,180.20	\$ 434,878.33	\$ -		
JUNE	\$ 290,586.92	\$ 343,371.26	\$ 330,236.89	\$ -		
JULY	\$ 314,559.10	\$ 331,432.86	\$ 379,162.00	\$ -		
AUGUST	\$ 390,790.76	\$ 429,696.16	\$ 448,253.70	\$ -		
SEPTEMBER	\$ 307,681.15	\$ 337,512.61	\$ 371,880.65	\$ -		
OCTOBER	\$ 326,382.38	\$ 346,236.36	\$ 377,466.67	\$ -		
NOVEMBER	\$ 411,813.32	\$ 392,790.84	\$ 458,694.91	\$ -		
Sub-Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 1,953,265.48	\$ 142,042.98	13.42%
Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 1,953,265.48	\$ 142,042.98	13.42%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: April SlsTx Revenue is actually February SlsTx and is therefore the 4th allocation in FY24.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

April 30, 2024

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE							REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE				
			FY 2024	FY 2025	FY 2026	FY 2027	FY 2028							
LUV-ROS	\$	10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$	10,000.00	\$	10,000.00	A
AMERICAN ENTITLEMENTS II	\$	35,000.00	\$ 25,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$	-	\$	35,000.00	
NORTH DALLAS WYLIE LAND	\$	120,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$	100,000.00	\$	120,000.00	
AXL	\$	65,000.00	\$ 9,250.00	\$ 9,250.00	\$ -	\$ -	\$ -	\$ 9,250.00	\$ 46,500.00	\$	65,000.00	\$	65,000.00	
GLEN ECHO BREWING	\$	100,000.00	\$ 50,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ 50,000.00	\$ -	\$	100,000.00	\$	100,000.00	B
MLKJ	\$	80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 80,000.00	\$ -	\$	80,000.00	\$	80,000.00	C
CLF II LI WYLIE (LOVETT)	\$	1,300,000.00	\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ 650,000.00	\$ -	\$	1,300,000.00	\$	1,300,000.00	
DEANAN/DANK	\$	30,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$	30,000.00	\$	30,000.00	
FIREWATER	\$	300,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$	300,000.00	\$	300,000.00	
PHOENIX ASCENDING	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	D
SANDEN INTERNATIONAL	\$	500,000.00	\$ 300,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 200,000.00	\$ -	\$	500,000.00	\$	500,000.00	
	\$	<u>2,540,000.00</u>	\$ <u>1,169,250.00</u>	\$ <u>939,250.00</u>	\$ <u>60,000.00</u>	\$ -	\$ -	\$ <u>999,250.00</u>	\$ <u>371,500.00</u>	\$	<u>2,540,000.00</u>	\$	<u>2,540,000.00</u>	

Deferred Out Flow \$ 1,153,500.00

- A. Performance Agreement (\$10,000) and Forgiveable Land Grant (\$60,000 forgiven over 3 years). \$20,000/year in 2022, 2023, & 2024.
- B. Performance Agreement (\$100,000) and Forgiveable Land Grant (\$100,000 forgiven over 3 years). \$33,000 CO, \$33,000 in 2025, and \$34,000 in 2026.
- C. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2025, 2026, & 2027.
- D. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 15, 2024
Prepared By: Jason Greiner

Item Number: DS1 (Staff Use Only)

Subject
Discuss issues surrounding the FY 2024-2025 WEDC Budget.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will discuss the FY 2024-2025 WEDC Budget and the approved Budget Calendar for the City of Wylie.
Notable Dates:
June 19th June WEDC Board Meeting
June 25th Budget Work Session with City Council (GF, UF, and 4B)
July 9th Budget Work Session with City Council (All Funds)
July 17th July WEDC Board Meeting
July 23rd Final Budget Work Session with City Council
August 5th Proposed Budget Available to the Public and Filed with the City Secretary
August 27th Public Hearing of FY 2025 Budget/Adopt Budget
As the Board is aware, President Whitehead and Vice President Dawkins were appointed to the Budget Committee on March 20, 2024. Staff would like to schedule at least one Budget Committee Meeting prior to the June 19th WEDC Board Meeting to review and discuss the FY 2024-2025 WEDC Budget.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 15, 2024

Item Number: DS2

Prepared By: Jason Greiner

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 events.
ICSC Las Vegas May 19 – May 21, 2024
Sunday, May 19
• 1:00 – 4:30 pm – Professional Development Workshops
Monday, May 20
• 8:00 am – 5:00 pm – Exhibit Hall Open
• 10:00 am – 4:30 pm - Sessions
Tuesday, May 21
• 8:00 am – 3:00 pm – Exhibit Hall Open
• 10:00 am – 11:45 am - Sessions
For more information follow the link to the ICSC Event Page.



AGENDA REPORT

Meeting Date: May 15, 2024

Item Number: DS3

Prepared By: Jason Greiner

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 on this item.

Discussion

WEDC Property Update:

Property Management

- Staff is coordinating photography at 104 S Ballard prior to demolition.
- Staff has received a bid for demolition at 305 S Ballard and is in the process of utility disconnection, public safety training, and will move to demolition as soon as possible.
- The tenant at 100 W Oak has vacated the building. Staff will schedule utility disconnects, public safety training, and demolition as soon as possible.
- Staff has been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.
- The Cross Church has requested use of WEDC property at Hwy 78/Brown for parking of carnival trailers from June 10th-18th. Staff will work to determine if this is feasible based upon feedback at the upcoming Preconstruction Meeting on May 15th. This will be dependent upon the mobilization of crews for the TxDOT improvements at this location.
- Ongoing maintenance of properties continues.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- SP worked on appointment coordination for ICSC.
- Staff will provide project updates as needed in Executive Session.

Downtown Parking:

- KH prepared additional exhibits for negotiations with railroad on ROW.
- KH is waiting on the City of Wylie downtown project for the regional drainage solution.
- Staff will provide additional updates in Executive Session.

Downtown & SBO Property Concepts:

- KH to prepare concept layout for 503-701 S Ballard. Waiting on existing plat/survey data.

Engineering Report:

Design & Engineering - 544 Gateway Addition – Kimley Horn (KH)

- City and TxDOT approval has been received and a pre-construction meeting was held on May 8 with the City and contractor. Construction to begin imminently (exact date TBD).
- KH will provide a CAD file with additional control points to the contractor.
- KH will provide a CAD file and exhibit showing the boundary of the soil monitoring area.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Complete

Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City’s 19-acre tract.
- Staff will provide any additional updates in Executive Session.

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

- TCEQ has received data and has stated that the site review is ongoing.
- EC and WES will be requesting a call with TCEQ and WEDC to pursue review and completion.

State Hwy 78 TxDOT Improvements

- EJCDC contract has been fully executed.
- A pre-construction meeting has been scheduled for Wednesday, May 15th.
- Construction to begin imminently (exact date TBD).

Design & Engineering - Cooper Plaza - State Hwy 78 & Brown

- KH is working with structural subconsultant on retaining wall design and will be bid by KH once structural design is delivered.
- Award of bid anticipated in June
- Construction to begin soon after (exact date TBD).

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

- Staff has conducted two meetings and reviewed six drainage concepts with the property owners along 544. Property owners have been invited to the Work Session with City Council on Tuesday, May 14th.
- KH will provide additional concepts for the commercial properties that front FM 544 for Council consideration.
- Concepts will be finalized after the work session on May 14th. The drainage study with final recommendations will then be submitted.
- KH is working on the existing storm sewer analysis.
- Completion Date: Complete

Hooper/Steel ROW Dedication

- KH will provide an exhibit showing the ROW that would need to be obtained/dedicated.

Security Court Fire Lane Exhibit

- KH prepared an exhibit showing the fire lane.
- Staff will coordinate with adjacent property owners.

Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.

- Design is completed and now the drainage and sanitary sewer easements need to be signed and filed.
- A pre-con meeting will be scheduled once all easements are signed and filed.

Eubanks Easement/ROW Coordination

- Engineering for this project has been completed. Ongoing work on easements is taking place.
- KH is preparing an exhibit that shows the ROW dedications/letter agreements obtained.

Jackson Avenue Development

- Survey work has been completed and KH is coordinating with the City and design team for the downtown infrastructure/wayfinding project to coordinate parking, draining and “theme” of the development.
- Once drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. An architect/planner will be engaged to help design the buildings. The development will meet the requirements of the Downtown Overlay District.

Westgate Gas Line & Easement Coordination

- Engineering for this project has been completed.
- City Council approved the 380 Agreement with Ferah Tex Med at the 3-26-24 Council Meeting.
- Ongoing work on easements is taking place.

40 Acre Tract (SEC of Eubanks/78) Concept Plan

- KH will provide additional concept layouts.
- Staff will provide any additional updates in Executive Session.

BRE & Workforce Updates:

- Conducted 6 BRE visits in April.
- Held 3 follow-up meetings with local employers to address challenges and/or opportunities identified during BRE Visits including expansion plan discussions workforce development programs, and community involvement.
- Received notification of award for WSNCT Upskilling Grant through Collin Technical College. Worked with WSNCT, Collin College, and Wylie ISD to identify training participants in target occupations.
- Participated in Build Your Future Career Day featuring 34 local businesses. Held technology demonstration session for Electrical contractors featuring TRIO’s Virtual Reality training tools for employers and educators.
- Coordinated local employer participation and attended the April 18th Collin College Career Center’s Countywide Career Fair. Six (6) Wylie employers registered to participate.
- Gathered and finalized input from area partners including Collin College, Raytheon Intelligence & Space, and McKinney EDC, and the Department of Labor for submission to TEDC for the 2024 Workforce Excellence Award.
- Participated in Manufacturing Institute’s MFG Day 2024 – Getting Started webinar on April 4, 2024.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, property owners, and legal continue.
- Conducted a meeting with a muralist to discuss opportunities for additional murals in Downtown Wylie.
- Attended the Downtown Stakeholder Meeting on April 1st.
- Attended the WISD Build Your Future Career Day event on April 3rd.
- Attended the Maple Street Biscuit Co. ribbon-cutting event on April 5th.
- Coordinated and attended the Small Business Appreciation Reception and Small Business Week Proclamation on April 23rd.
- Attended the State of the Chamber Luncheon on April 23rd.
- Participated in the Deanan Gourmet Popcorn VIP Facility Tour and Ribbon Cutting event on April 24th.
- Attended the Artificial Intelligence training with Social Media Rescue on April 30th.
- Worked with legal regarding ongoing real estate projects and performance agreements.

- Planned, coordinated, and organized the Entrepreneur Expo.
- Received updated city-wide traffic count reports in preparation for ICSC.
- Sales tax revenues for May are up 3.17%. YTD sales tax revenues are up 11.71%.
- Performed additional reconfiguration of the website, data management, and development of marketing materials.

Upcoming Events:

- ICSC- Las Vegas – May 19-21
- Chamber: Leadership Wylie (Class 20) Graduation Luncheon – May 28
- Board & Commission Interviews – May 29-30
- TEDC Basic Course – June 11-14
- WEDC Board Retreat – June 14
- Chamber: Women’s Conference – June 14
- WISD New Teacher Luncheon – July 23
- Wylie Championship Rodeo – September 6-7
- TEDC – ED Sales Tax Workshop – DFW – September 13

Please see the attached Marketing Calendar for the full list of upcoming events.

2024 April Board Meeting - 17th

Day	Time	Meeting/Event
3		WISD Build Your Future Career Day
17	7:30 am	WEDC – Board Meeting
18		Collin College Countywide Career Fair
23	11:30 am	Chamber of Commerce: State of the Chamber Luncheon 2024
23	5:30 pm	Small Business Week Appreciation Reception Event – City Hall
23	6:00 pm	City Council/Small Business Week Proclamation/Recognition
25	5:01 pm	5:01 PM Professional Networking – The South
30	11:00 am	Social Media Rescue & Chamber – Artificial Intelligence
April 28 – May 4		National Small Business Week

2024 May Board Meeting - 15th

Day	Time	Meeting/Event
1		Wylie Entrepreneur Expo
2	6:30 am	Christian Prayer Breakfast of Collin County
6	11:00 am	Taste of Wylie – Olde City Park
6-10		Economic Development Week
13-14		TWC Workforce Forum - aw
14	6:00 pm	City Council - EconDev Week Recognition & The Retail Coach Work Session <i>*RSVP Requested</i>
15		City of Wylie Boards & Commissions Application Deadline
15	7:30 am	WEDC – Board Meeting
15	12:30-3:30 pm	Social Media Rescue: Facebook Ads Class
16	5:30 pm	Wylie ISD Summer Job Fair for Students
19-21		ICSC 2024 Las Vegas – Las Vegas – mp, bp, ro, mw, dd, jg, rh
21	11:00 am	Internship Signing Day
21	11:30 am	CCBA - State of the Business <i>*RSVP Required</i>
23	5:01 pm	5:01 PM Professional Networking – The Taco Joint
27	CLOSED	Memorial Day Holiday
27	11:30 am	Wylie Veterans Memorial: 14 th Annual Salute to Heroes – Olde City Park
28	11:30 am	Chamber of Commerce Luncheon- Leadership Wylie Class 20 Graduation <i>*RSVP Required</i>
28	6:00 pm	City Council
29-30		Board & Commission Interviews

2024 June Board Meeting -19th

Day	Time	Meeting/Event
4	8:30-9:30 am	WDMA Meeting
5-7		TEDC Mid-Year Conference – Conroe, TX – jg, rh
7	5-7:00 pm	Herman Marshall Tasting Room Ribbon Cutting
8	6:00 pm	Whisker Wishes- In-Sync Exotics Gala- Boyd Farm <i>*RSVP Required</i>
11	6:00 pm	City Council
11-14		TEDC Basic Course – Ft. Worth <i>*RSVP Required</i>
14	7:30 am	WEDC Board Retreat/Work Session
14	9:00-5:00 pm	Chamber – 4th Annual East Collin County Women’s Conference
15	10 – 3:00 pm	Wylie 4th Annual Juneteenth Celebration – Olde City Park
16-18		IEDC Economic Future Forum – Spokane
19	7:30 am	WEDC- Board Meeting
25	5:30 pm	City Council: Reception for Outgoing Board/Commission Members
27	5:01 pm	5:01 PM Professional Networking – Herman Marshall Tasting Room
29	10:00-9:00 pm	Bluegrass on Ballard – Historic Downtown Wylie/Olde City Park

Around the Corner...

- *WISD New Teacher Luncheon – July 23*
- *Wylie Championship Rodeo – September 6-7*
- *TEDC – ED Sales Tax Workshop – DFW – September 13*
- *National MFG Day – October 4*
- *Wylie ISD Fall Break – October 14-18*
- *TEDC Annual Conference – Addison, TX – October 23-25*
- *Texas Downtown Conference 2024 – Abilene, TX – October 28-30*

**RSVP Required*

**RSVP Required*