

Wylie Economic Development Corporation

Board Regular Meeting

April 19, 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 March 22, 2023 Regular Meeting, April 3, 2023 Special Called Meeting, and the April 11, 2023 Special Called Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the March 2023 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding the disposition of WEDC properties located at 605 Commerce and 908 Kirby.
- 2. Consider and act upon drainage improvements at Regency Business Park.
- 3. Consider and act upon issues surrounding a Market Analysis/Feasibility Study.

DISCUSSION ITEMS

- DS1. Discussion regarding FY 2023-2024 WEDC Budget.
- DS2. Discussion regarding ICSC events.
- DS3. Discussion regarding WEDC Bylaws.
- DS4. 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, FM 1378/Parker, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, 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: 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9b, 2021-9f, 2022-1b, 2022-1c, 2022-7b, 2022-10d, 2023-1a, 2023-1b, 2023-1c, 2023-1d, 2023-2d, 2023-3a, 2023-3b, 2023-4a.

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 April 14, 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
 March 22, 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 7:32 a.m. Board Members present were Melisa Whitehead, Blake Brininstool, and Aaron Jameson. Board Member Gino Mulliqi arrived at 7:33 a.m.

Ex-Officio Member City Manager Brent Parker was present. Ex-Officio Member Mayor Matthew Porter arrived at 7:36 a.m.

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

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 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 February 15, 2023 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the February 2023 WEDC Treasurer's Report.**

Board Action

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

REGULAR AGENDA

- 1. Tabled from 1-18-2023**
Remove from table and consider.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to remove this Item from table. A vote was taken, and the motion passed 5-0.

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

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for the information related to the First Amendment to the Purchase and Sale Agreement between WEDC and MLKJ Investments LLC. Staff noted that MLKJ is getting through the final stages of their civil design approval and will then submit plans to building inspections before they can finalize some of their cost estimates.

Board Action

A motion was made by Gino Mulliqi, seconded by Blake Brininstool, to approve a First Amendment to the Purchase and Sale Agreement between the WEDC and MLKJ Investments LLC and further authorize WEDC President Dawkins to execute said agreement. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

President Dawkins moved to Discussion Item 3. Discussion Items 1 and 2 will be considered after Executive Session for discussion purposes.

DS3. 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 the WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding past events, the Board shared their participation at Wylie Days in Austin, TX on February 6-7, 2023. City Manager Brent Parker made a request that staff encourage more small businesses to attend and participate in the upcoming Small Business Week Proclamation with City Council. Staff will send out invites to Board Members for the Christian Prayer Breakfast of Collin County held on May 4, 2023 and Taste of Wylie held on May 1, 2023. The Board agreed to a WEDC Board Special Called Meeting on April 3, 2023 at noon to discuss updates from the Bylaw Committee.

EXECUTIVE SESSION

Recessed into Closed Session at 7:56 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, FM 1378/Parker, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, and State Hwy 78/Brown.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9f, 2022-9i, 2022-1b, 2022-4d, 2022-

7b, 2022-8b, 2022-9f, 2022- 10d, 2022-11a, 2022-12a, 2023-1a, 2023-1b, 2023-1c, 2023-2a, 2023-2b, 2023-2c, 2023-2d, 2023-2e, 2023-3a, and 2023-3b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:32 a.m. and moved to Discussion Items 1 and 2.

DS1. Discussion regarding the Performance Agreement between WEDC and AXL, LLC.

Staff Comments

Staff reminded the Board that the WEDC entered into a Performance Agreement with AXL, LLC in 2021 to assist with their corporate relocation, investment in machinery & equipment, and the hiring of additional employees. AXL met their performance obligations for Incentive #1 and, although they did not qualify for Incentive #2 this year, they are not in default on their Agreement. The Agreement states that they receive \$1,000 for each new hire over the baseline employment established the previous year and their employment numbers will be revisited next year. The Board agreed that there should be no changes to the current Performance Agreement and can consider modifications if necessary in the future as it relates to additional equipment.

DS2. Discussion regarding FY 2022-2023 Budget Amendments.

Staff Comments

Staff will bring back a more formal action item regarding the FY 2022-2023 Budget Amendments at the WEDC Board Special Called Meeting on April 3, 2023. Staff discussed the priority of the Board to move forward with preparing land for future development and the option to transfer funds from Incentives to Infrastructure-Special Services and Engineering/Architecture. The Board directed staff to transfer \$1,500,000 from Incentives to Special Services/Infrastructure and \$500,000 from Incentives to Engineering.

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 9:37 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

April 3, 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 meeting to order at 12:13 p.m. Board Members present were Melisa Whitehead, Blake Brininstool, and Aaron Jameson. Board Member Gino Mulliqi arrived at 12:16 p.m.

Ex-Officio Member City Manager Brent Parker was 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

With no citizen participation, President Dawkins moved to Regular Agenda.

REGULAR AGENDA

1. Consider and act upon FY 2022-2023 Midyear Budget Amendments.

Staff Comments

Staff briefly discussed the possibility of partnering with the Wylie Chamber of Commerce and the City of Wylie for a future staff position. Staff noted that there are no Budget Amendments to bring to Council and recommended no action for this item.

2. Consider and act upon amendments to the Bylaws of the Wylie Economic Development Corporation.

Staff Comments

Staff referred the Board to the agenda report and attachment for review and discussion of notable revisions to the proposed Amended Bylaws. Regarding section 4.04 1h, the Board discussed and requested a revision to reflect – “Director shall be hired by the Board, subject to City Council Approval, and removed by a vote of a “super majority” of (4) members of the Board, subject to Council Approval.” The Board reviewed section 4.02 and agreed to keep it unchanged, requiring that each Director of the Board must live in City Limits during the tenure of office. The Board discussed term limits and requested to revert section 4.06 back to the original verbiage and to seek City Council’s opinion regarding term limits for Board Members. Staff invited Board Members to attend the next City Council meeting on Tuesday, April 11, 2023 when the revisions to the proposed Amended Bylaws are being discussed.

Board Action

WEDC – Minutes
 April 3, 2023
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A motion was made by Gino Mulliqi, seconded by Melisa Whitehead to approve and adopt the Second Amended and Restated Bylaws of Wylie Economic Development Corporation as discussed, including changes, subject to approval by the Wylie City Council. A vote was taken, and the motion passed 5-0.

EXECUTIVE SESSION

Recessed into Closed Session at 1:03 p.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, FM 1378/Parker, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, and State Hwy 78/Brown.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9f, 2022-9i, 2022-1b, 2022-4d, 2022-7b, 2022-8b, 2022-9f, 2022- 10d, 2022-11a, 2022-12a, 2023-1a, 2023-1b, 2023-1c, 2023-2a, 2023-2b, 2023-2c, 2023-2d, 2023-2e, 2023-3a, and 2023-3b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 1:25 p.m.

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 1:25 p.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

April 11, 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 meeting to order at 12:00 p.m. Board Members present were Melisa Whitehead, Gino Mulliqi, and Aaron Jameson.

Ex-Officio Member City Manager Brent Parker was 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

With no citizen participation, President Dawkins moved to Regular Agenda.

REGULAR AGENDA

1. **Consider approval of the First Extension and Modification of Real Estate Lien Note, Security Interest and Lien with Glen Echo Brewing LLC to extend the maturity date of the loan.**

Staff Comments

Staff referred the Board to the agenda report and attachment for information regarding the First Extension and Modification of Real Estate Lien Note, Security Interest and Lien with Glen Echo Brewing LLC to extend the maturity of the loan. Staff discussed the SBA process and their identification of an issue between the length of the loan with the SBA versus the length of the Seller Note. Staff reminded the Board of the original promissory note with the maturity date for the Note and Deed of Trust being due in three years, while the Glen Echo SBA Loan reflects a 25-year term. The Board attributed the need for these changes due to the shortened feasibility period. Staff also noted that another option available, but not recommended, was to opt out of having a secure position in this agreement. The Board further discussed restructuring the loan from 3 years to 25 years, until 2048.

Board Action

A motion was made by Melisa Whitehead, seconded by Aaron Jameson to approve the First Extension and Modification of Real Estate Lien Note, Security Interest and Lien and to authorize the Board President or his designee to negotiate, finalize, and execute said document. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

WEDC – Minutes
April 11, 2023
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There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 12:14 p.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date:	<u>April 19, 2023</u>	Item Number:	<u>B</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>April 14, 2023</u>	Exhibits:	<u>6</u>

Subject

Consider and act upon approval of the March 2023 WEDC Treasurer's Report.

Recommendation

Motion to approve the March 2023 WEDC Treasurer's Report.

Presented for the Board's review and approval is the March 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, Sales Tax Report, Quarterly Inventory Subledger, and the Quarterly Performance Agreement Summary.

REVENUES:

Sales Tax Revenue earned in January allocated in March, was \$313,686.17, an increase of 2.64% over the same period in 2022.

EXPENSES:

Incentives

\$500,000 Fuel City Performance Agreement

BUDGET TRANSFERS:

(per Board direction 3-20-23)

\$1,500,000 transferred into Special Services- Infrastructure (56042) from Incentives (56030)

\$500,000 transferred into Engineering (56570) from Incentives (56030)

\$150 transferred into Insurance (56310) from Special Services (56040)

		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	313,686.17	1,501,171.55	-2,623,069.45	63.60 %
Category: 400 - Taxes Total:		4,124,241.00	4,124,241.00	313,686.17	1,501,171.55	-2,623,069.45	63.60%
Category: 430 - Intergovernmental							
111-4000-43518	380 ECONOMIC AGREEMENTS	0.00	0.00	0.00	279,047.05	279,047.05	0.00 %
Category: 430 - Intergovernmental Total:		0.00	0.00	0.00	279,047.05	279,047.05	0.00%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	122,493.21	116,493.21	2,041.55 %
Category: 460 - Interest Income Total:		6,000.00	6,000.00	0.00	122,493.21	116,493.21	1,941.55%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	134,220.00	134,220.00	0.00	57,657.68	-76,562.32	57.04 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	1,000.00	1,000.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	3,915,685.00	3,915,685.00	0.00	-1,480.10	-3,917,165.10	100.04 %
Category: 480 - Miscellaneous Income Total:		4,049,905.00	4,049,905.00	0.00	57,177.58	-3,992,727.42	98.59%
Revenue Total:		8,180,146.00	8,180,146.00	313,686.17	1,959,889.39	-6,220,256.61	76.04%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	310,346.40	310,346.40	39,911.79	160,343.33	150,003.07	48.33 %
111-5611-51130	OVERTIME	0.00	0.00	275.18	1,275.57	-1,275.57	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	6,301.79	25,324.67	22,920.63	47.51 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	51,987.17	51,987.17	4,161.29	25,093.98	26,893.19	51.73 %
111-5611-51420	LONG-TERM DISABILITY	1,768.97	1,768.97	58.50	328.48	1,440.49	81.43 %
111-5611-51440	FICA	19,298.12	19,298.12	2,389.48	9,402.58	9,895.54	51.28 %
111-5611-51450	MEDICARE	4,513.27	4,513.27	558.83	2,199.03	2,314.24	51.28 %
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	2.07	35.98	1,044.02	96.67 %
Category: 510 - Personnel Services Total:		439,008.08	439,008.08	53,658.93	225,889.83	213,118.25	48.55%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	243.43	1,073.39	3,926.61	78.53 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	212.90	87.10	29.03 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	162.09	1,095.46	1,904.54	63.48 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	405.52	2,381.75	5,918.25	71.30%
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	1,209,183.00	500,000.00	505,775.10	703,407.90	58.17 %
111-5611-56040	SPECIAL SERVICES	34,770.00	34,620.00	315.00	8,440.00	26,180.00	75.62 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	276,300.00	276,300.00	3,198.95	24,641.36	251,658.64	91.08 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	8,375,000.00	9,875,000.00	0.00	9,281.46	9,865,718.54	99.91 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	20,816.29	53,923.43	75,176.57	58.23 %
111-5611-56090	COMMUNITY DEVELOPMENT	54,950.00	54,950.00	5,800.00	38,526.51	16,423.49	29.89 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	472.00	2,358.21	5,541.79	70.15 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	13,500.00	13,500.00	50.00 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	30,060.71	42,986.21	30,013.79	41.11 %
111-5611-56250	DUES & SUBSCRIPTIONS	57,824.00	57,824.00	288.53	43,929.44	13,894.56	24.03 %

04/19/2023 Item B.

Budget Report

For Fiscal: 2022-2023 Period Ending: 03/31/2023

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56310	INSURANCE	6,303.00	6,453.00	0.00	6,146.31	306.69	4.75 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	23,000.00	3,738.00	7,312.50	15,687.50	68.21 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	587,500.00	13,026.25	75,408.69	512,091.31	87.16 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	379.26	1,247.33	1,152.67	48.03 %
Category: 560 - Contractual Services Total:		12,364,230.00	12,364,230.00	580,344.99	833,476.55	11,530,753.45	93.26%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	575,973.97	575,973.97	20,757.49	282,417.43	293,556.54	50.97 %
111-5611-57415	INTEREST EXPENSE	656,023.67	656,023.67	31,859.98	330,472.24	325,551.43	49.62 %
Category: 570 - Debt Service & Capital Replacement Total:		1,231,997.64	1,231,997.64	52,617.47	612,889.67	619,107.97	50.25%
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	687,026.91	1,674,637.80	14,469,047.92	89.63%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-7,963,539.72	-7,963,539.72	-373,340.74	285,251.59	8,248,791.31	103.58%
Report Surplus (Deficit):		-7,963,539.72	-7,963,539.72	-373,340.74	285,251.59	8,248,791.31	103.58%

4/12/2023 11:22:42 AM

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04/19/2023 Item B.

Budget Report

For Fiscal: 2022-2023 Period Ending: 03/31/2023

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	313,686.17	1,501,171.55	-2,623,069.45	63.60%
430 - Intergovernmental	0.00	0.00	0.00	279,047.05	279,047.05	0.00%
460 - Interest Income	6,000.00	6,000.00	0.00	122,493.21	116,493.21	1,941.55%
480 - Miscellaneous Income	4,049,905.00	4,049,905.00	0.00	57,177.58	-3,992,727.42	98.59%
Revenue Total:	8,180,146.00	8,180,146.00	313,686.17	1,959,889.39	-6,220,256.61	76.04%
Expense						
510 - Personnel Services	439,008.08	439,008.08	53,658.93	225,889.83	213,118.25	48.55%
520 - Supplies	8,300.00	8,300.00	405.52	2,381.75	5,918.25	71.30%
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	580,344.99	833,476.55	11,530,753.45	93.26%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	52,617.47	612,889.67	619,107.97	50.25%
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	687,026.91	1,674,637.80	14,469,047.92	89.63%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-373,340.74	285,251.59	8,248,791.31	103.58%
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-373,340.74	285,251.59	8,248,791.31	103.58%

4/12/2023 11:22:42 AM

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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	-373,340.74	285,251.59	8,248,791.31
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-373,340.74	285,251.59	8,248,791.31

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

Assets

Cash and cash equivalents	\$ 11,530,736.10	
Receivables	\$ 120,000.00	Note 1
Inventories	\$ 16,426,341.00	
Prepaid Items	\$ -	
Total Assets	\$ 28,077,077.10	

Deferred Outflows of Resources

Pensions	\$ 67,748.55
Total deferred outflows of resources	\$ 67,748.55

Liabilities

Accounts Payable and other current liabilities	\$ 5,942.95	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 353,103.27	Note 3
Due in more than one year	\$ 15,621,027.23	
Total Liabilities	\$ 15,981,273.45	

Deferred Inflows of Resources

Miscellaneous	\$ (100,000.00)
Pensions	\$ (84,717.41)
Total deferred inflows of resources	\$ (184,717.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 11,978,834.79
Total Net Position	\$ 11,978,834.79

Note 1: Includes incentives in the form of forgivable loans for \$20,000 (LUV-ROS) and \$100,000 (Glen Echo)

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 03/31/2023

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	11,513,600.67
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	140,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,426,341.00
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	733,434.00
	Total Assets:	28,815,375.67
		<u>28,815,375.67</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	5,895.73
111-2000-20117	TMRS PAYABLE	9,143.91
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	4,949.88
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	35.99
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	77.17
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	733,434.00
111-2000-20810	DUE TO GENERAL FUND	0.00

As Of 03/31/2023

Balance Sheet

Account	Name	Balance
111-2000-22270	DEFERRED INFLOW	100,000.00
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:	854,798.14

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		1,959,889.39
Total Expense		1,674,637.80
Revenues Over/Under Expenses		285,251.59
	Total Equity and Current Surplus (Deficit):	27,960,577.53
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>28,815,375.67</u>

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	7,817,937.04
	Total Liability:	7,817,937.04
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,817,937.04</u>
	*** FUND 922 OUT OF BALANCE ***	-7,817,937.04

***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 ***

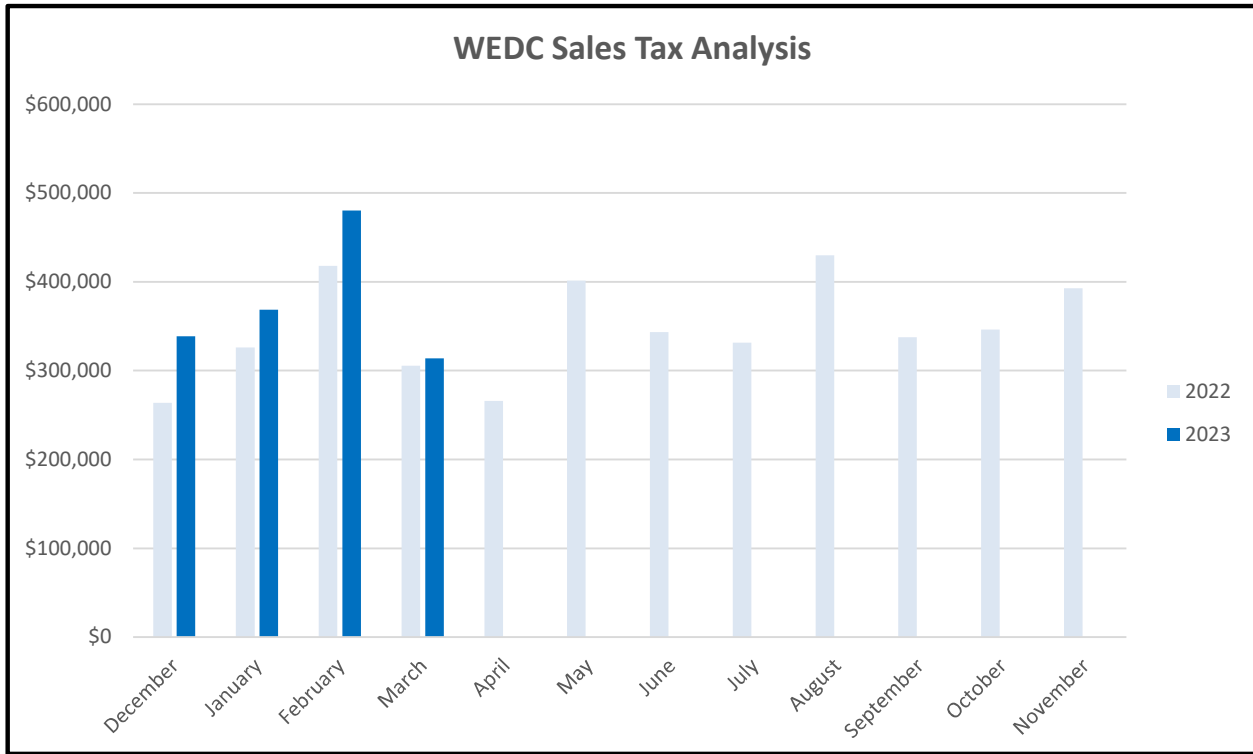
Wylie Economic Development Corporation

SALES TAX REPORT

March 30, 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	\$ 480,381.11	\$ 62,484.32	14.95%
MARCH	\$ 228,091.34	\$ 257,187.91	\$ 305,605.50	\$ 313,686.17	\$ 8,080.67	2.64%
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	\$ 1,501,171.55	\$ 187,883.68	14.76%
Total	\$ 3,283,492.09	\$ 3,875,470.98	\$ 4,161,281.96	\$ 1,501,171.55	\$ 187,883.68	14.76%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: March SlsTx Revenue is actually January SlsTx and is therefore the 4th allocation in FY23.

Wylie Economic Development Corporation

Inventory Subledger (Land)

March 30, 2023

	Property	Purchase Date	Address	Acreage	Improvements	Cost Basis	Sub-totals	
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	\$ - n/a	\$ 202,045.00		
	Heath	12/28/05	706 Cooper	0.4640	\$ 32,005.00 3,625	\$ 186,934.22		
	Perry	9/13/06	707 Cooper	0.4910	\$ - n/a	\$ 200,224.00		
	Bowland/Anderson	10/9/07	Cooper Dr.	0.3720	\$ - n/a	\$ 106,418.50		
	Duel Products	9/7/12	704 Cooper Dr.	0.5000	\$ - n/a	\$ 127,452.03		
	Randack	10/23/12	711-713 Cooper Dr.	1.0890	\$ 217,500.00 8,880	\$ 400,334.00		
	Lot 2R3	7/24/14	Cooper Dr.	0.9500	\$ - n/a	\$ 29,056.00	\$ 1,252,463.75	
Regency Dr.	Regency Pk.	6/4/10	25 Steel Road	0.6502	\$ - n/a	\$ 25,170.77		
	Steel/Hooper	12/29/22	Lot 2R Helmlberger Industrial Park	3.6885	n/a	\$ 345,441.57	\$ 370,612.34	
Commerce Dr.	Hobart Investments	11/12/13	Commerce	1.6000	\$ 201.00 n/a	\$ 156,819.50		
	Hobart	1/6/14	605 Commerce	1.0650	\$ 396,263.00 20,000	\$ 386,380.00		
	Dallas Whirlpools	11/22/16	900-908 Kirby	4.7600	\$ 128,925.00 9,000	\$ 2,182,080.30		
	City of Wylie	10/22/21	802 Kirby	4.7900	\$ - n/a	\$ 3,000,441.20	\$ 5,725,721.00	
Downtown	Heath	3/17/14	104 N. Jackson	0.1720	\$ - n/a	\$ 220,034.00		
	Udoh	2/12/14	109 Marble	0.1700	\$ - n/a	\$ 70,330.00		
	Peddicord	12/12/14	100 W. Oak St	0.3481	\$ 155,984.00 4,444	\$ 486,032.00		
	City Lot	12/12/14	108/110 Jackson	0.3479	\$ - n/a			
	Pawn Shop/All The Rave	1/7/22	104 S. Ballard	0.0860	\$ 5,420.00 1,885	\$475,441.20		
	FBC Lot	6/15/16	111 N. Ballard St	0.2000	\$ - n/a	\$ 150,964.00		
	FFA Village	1/7/18	102. N. Birmingham	0.1700	\$ - n/a	\$ 99,804.00		
	Boyd	7/28/21	103 S. Ballard	0.0760	\$ 49,231.00 Demo	\$ 328,792.20		
	Keefer	10/27/21	401 N Keefer Dr	0.4890	\$ 83,084.00 Demo	\$ 237,951.39		
	Parupia	8/19/22	200 W Brown	0.0770	\$ - Demo	\$ 159,325.57		
	UP Lot	9/30/22	UP Lot	0.4760	\$ - 832	\$ 82,126.92	\$ 2,310,801.28	
Alanis Dr.	White Property	12/12/14	Alanis	6.6328	\$ - n/a	\$ 420,336.00	\$ 420,336.00	
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.1190	\$ - n/a	\$ 409,390.00		
	Murphy	3/7/19	701 S. Ballard	0.2000	\$ 115,724.00 1,312	\$ 172,487.04		
	Marlow	3/31/22	305 S. Ballard	0.1865		\$ 185,457.52		
	Braley	7/22/19	503 S. Ballard	0.2558	\$ - n/a	\$ 177,397.96	\$ 944,732.52	
Squire Dr.	Gallagher	3/14/18	Squire-lot 2-4	2.6720	\$ 100,404.00 6,000	\$ 573,844.35	\$ 573,844.35	
Brown & 78	Turner	12/5/18	504 E. Brown	1.0220	\$ - n/a	\$ 308,179.81		
	Wallace	12/18/18	502 E. Brown	0.1870	\$ 24,637.00 Demo	\$ 204,775.00		
	Karan	12/28/18	300 E. Brown	2.3866	\$ - n/a	\$ 1,250,391.20		
	O'Donald	1/7/19	410 E. Brown	0.1870	\$ 64,421.00 Demo	\$ 177,043.75		
	Weatherford	2/12/19	303 Marble	2.1740	\$ - n/a	\$ 757,488.00		
	Brothers JV	2/26/19	306 & 308 N. 2nd Street	0.3770	\$ - n/a	\$ 145,923.04		
	Pulliam	2/27/19	300 N. 2nd Street	0.2570	\$ 122,764.00 1,364	\$ 218,472.20		
	Swayze	4/18/19	208 N. 2nd Street	0.2580	\$ - n/a	\$ 187,501.40		
	Swayze	5/9/19	204 N. 2nd Street	0.2580	\$ - n/a	\$ 187,658.20		
	Kreymer	10/9/19	302 N. 2nd Street	0.1290	\$ 72,609.00 1,386	\$ 187,941.76		
	KCS	11/22/19	Hwy 78 Frontage	2.5363	\$ - n/a	\$ 674,110.20		
	City of Wylie	5/14/20	ROW Purchase/Alleys	1.8800	\$ - n/a	\$ 81,713.00		
	Collin County	5/7/20	SWC Hwy 78 & Marble	0.3590	\$ - n/a	\$ 75,964.20		
	Collin County	5/7/20	414 S. 2nd Street (NWC Hwy 78 &	1.2260	\$ - n/a	\$ 296,152.20		
	TxDOT	2/21/21	SWC Hwy 78 & Brown	0.2209	\$ - n/a	\$ 78,540.00	\$ 4,831,853.96	
	Total				48.0306	\$ 1,569,172.00	59,736	\$ 16,430,365.20

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

March 31, 2023

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	BUDGETED YEAR					REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027				
CSD WOODBRIDGE	\$ 1,100,000.00	\$ 29,377.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070,622.49	\$ 1,100,000.00	A
CARDINAL STRATEGIES	\$ 106,800.00	\$ 24,934.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,366.00	\$ 91,300.00	
AVANTI, LLC	\$ 120,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000.00	\$ 120,000.00	
LUV-ROS	\$ 10,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 10,000.00	B
FUEL CITY	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	***	\$ 25,000.00	\$ 10,000.00	\$ -	\$ -	\$ 35,000.00	\$ -	\$ 35,000.00	
NORTH DALLAS WYLIE LAND	\$ 120,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 80,000.00	\$ 120,000.00	
AXL	\$ 65,000.00	***	\$ 9,250.00	\$ 9,250.00	\$ -	\$ -	\$ 18,500.00	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	C
MLKJ	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	D
	\$ 2,136,800.00	\$ 649,311.51	\$ 94,250.00	\$ 19,250.00	\$ -	\$ -	\$ 113,500.00	\$ 1,358,488.49	\$ 2,121,300.00	

Recently Paid - Balance Sheet needs to be updated

Deferred Out Flow \$ 733,434.00

A. SLSTX Reimbursement Qrtly Pmnts

B. Performance Agreement (\$10,000) and Forgiveable Land Grant (\$60,000 forgiven over 3 years). \$20,000/year in 2021, 2022, & 2023.

C. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$100,000 forgiven over 3 years). \$25,000 CO & \$25,000/year in 2024, 2025, & 2026.

D. Performance Agreement (TBD) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2024, 2025, & 2026.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023
Prepared By: Jason Greiner
Date Prepared: April 14, 2023

Item Number: 1
Account Code:
Exhibits:

Subject
Consider and act upon issues surrounding the disposition of WEDC property located at 605 Commerce and 908 Kirby.

Recommendation
Motion to award a contract to Intercon Demolition in the amount of \$170,000 and further authorize the Executive Director to execute any and all necessary documents.

Discussion
As the Board is aware, the next stage of development for the FM 544 Gateway project requires the demolition of the buildings and removal of trees at 605 Commerce and 908 Kirby.
As a reminder, there may be additional anticipated costs that are not included in the original bid:
• Asbestos Abatement & Testing
• Soil Testing & Mitigation
• Install and maintain temporary silt fencing
• Permitting
Upon approval by the Board, Staff will coordinate with the contractor to ensure that demolition is scheduled in a timely manner.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023
Prepared By: Jason Greiner
Date Prepared: April 14, 2023

Item Number: 2
Account Code:
Exhibits:

Subject
Consider and act upon drainage improvements at Regency Business Park.

Recommendation
Motion to table this item.

Discussion
As the Board will recall, staff has noted issues with drainage at Regency Business Park and the need for grading improvements in order to re-grade ditches and clean silt/debris out of culverts. Similar to Eubanks Lane, these improvements need to be made prior to performing a flood study in the areas.
Once this work is completed, Kimley Horn will proceed with a survey of Regency Business Park.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023
Prepared By: Jason Greiner
Date Prepared: April 14, 2023

Item Number: 3
Account Code:
Exhibits:

Subject

Consider and act upon issues surrounding a Market Analysis/Feasibility Study.

Recommendation

Motion to table this item.

Discussion

Working with several groups over the last 10 years, the City Council, WEDC Board and Staff have previously evaluated development strategies for the City's 19 AC site on FM 544. From recent Executive Session discussions, Staff believes that the next step would be to hire an outside/independent firm to evaluate future development options. The third-party consultant would need to conduct a comprehensive market study and present actionable market insights and recommendations. They would also need to frame feasible mixed-use and retail development scenarios and apply those principles to the City's property and the surrounding corridor.
The scope of the market analysis and feasibility study would answer the following questions:
• Which uses will maximize value and align with community expectations?
• How much inventory is feasible and where do we program for best results?
• How do we integrate all of these uses in an intuitive and functional manner?
• How do we create a compelling point of difference within our market and have a greater impact on the regional trade area?
Staff is still waiting on additional information but anticipates bringing this item back for consideration soon.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023

Item Number: DS1

Prepared By: Jason Greiner

Account Code:

Date Prepared: April 14, 2023

Exhibits:

Subject
Discuss issues surrounding the FY 2023-2024 WEDC Budget.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will discuss the FY 2023-2024 WEDC Budget and approved Budget Calendar for the City of Wylie.
Notable Dates:
May 17th May EDC Board Meeting
June 21st June EDC Board Meeting
July 11th Budget Work Session Review with City Council
July 19th July EDC Board Meeting
July 25th Final Budget Work Session with City Council



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023
Prepared By: Jason Greiner
Date Prepared: April 14, 2023

Item Number: DS2
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
For more information follow the link to the ICSC Event Page.
Webinars and Slide Decks



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023
Prepared By: Jason Greiner
Date Prepared: April 14, 2023

Item Number: DS3
Account Code:
Exhibits:

Subject
Discussion regarding WEDC Bylaws.

Recommendation

Discussion
Staff will lead a discussion regarding the WEDC Bylaws and provide an update at the meeting.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 19, 2023; Prepared By: Jason Greiner; Date Prepared: April 14, 2023; Item Number: DS4; Account Code: ; Exhibits: 5

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 (Tenants at 605 Commerce Suites, 201 & 204 have vacated the space...); Property- UP Lot/N Keeper (Staff is coordinating with Roome on a revised boundary survey...); Downtown Parking (KH is reviewing the drainage area maps...); Engineering Report (Design & Engineering - FM 544/Cooper - Kimley Horn (KH) Plans were submitted to the City...)

- KH will revise and resubmit construction plans after the preliminary detention design is completed and after FD comments are received.
- Completion Date: May 2023
- The next step is construction bids and award of contract.

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

- NTMWD completed the final walk thru last week and has begun processing the final payment. It will go to the NTMWD Board on 5/25/23 and the project is anticipated to be completely closed out by the end of May.

Environmental- State Hwy 78 & Brown – Elm Creek (EC) – **No Update**

- 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: Early 2023

ROW - State Hwy 78/Brown – City of Wylie, Kimley Horn (KH), and Vasquez Engineering (VE)

- City has determined that no additional ROW or easements will be required from NTMWD or the 7-11 site.

Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Waiting on grading details and detention calculations.
- Still waiting on Final TxDOT approvals and permitting
- Completion Date: May 2023
- The next step is construction bids and award of contract.

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

- IPO has been signed.
- Grading estimates have been requested. Similar to Eubanks Lane, ROW improvements need to be made prior to studying RBP. The scope will include re-grading some of the ditches and cleaning silt/debris out of culverts. Survey will not be kicked off until this work is completed. This item is subject to Board approval on 4/19.
- Completion Date: Mid 2023

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

- Submitted the construction plans to the City and are waiting on plan approval. Plans will be submitted to NTMWD for approval after City approval is received.
- Ongoing coordination with Larry and Layne Nelson on the proposed drainage and sanitary sewer easement. The easement documents have been prepared and the easements have been staked. Staff is coordinating with the Nelson’s to get a meeting setup to walk the easements and get the documents executed.
- Staff is coordinating with Oncor and Atmos on gas/power to the site.

Flood Study- Sanden/City’s 19-acre Property (KH)

- Preliminary budget number for the flood study = \$205,000
- KH to provide scope and fee for a flood study from the Sanden property north to FM 544 (see attached exhibit showing extents of study)

Brown/Eubanks Drainage

- Cleanout of ditches, silt removal in ditches, haul-off of soils removed, erosion control, and replacement of four culverts on Eubanks has been completed and has shown to have improved drainage in this area.

BRE Updates:

- 1 BRE visit was conducted in March.
- Staff attended 1pre-development meeting to facilitate.
- Worked with WISD Marketing Practicum Students to involve them in a real-world marketing program developing digital marketing content associated with Small Business Week.
- Staff participated in planning activities associated with:
 - Small Business Week including Taste of Wylie, Social Media Rescue educational event, Picnic on Ballard
 - Chamber of Commerce Women’s Leadership Conference
 - WISD Build Your Future student career event

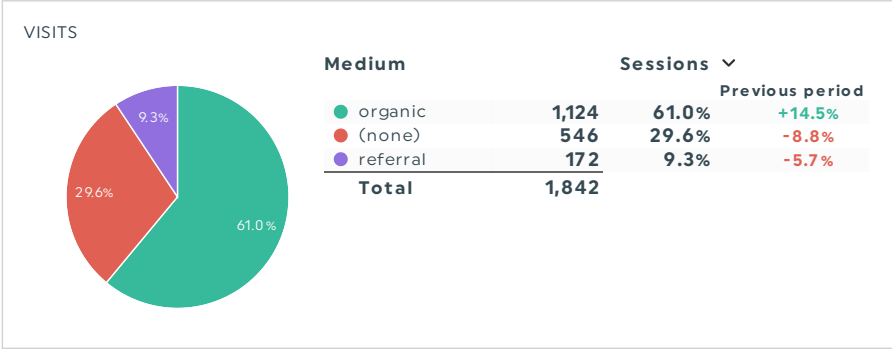
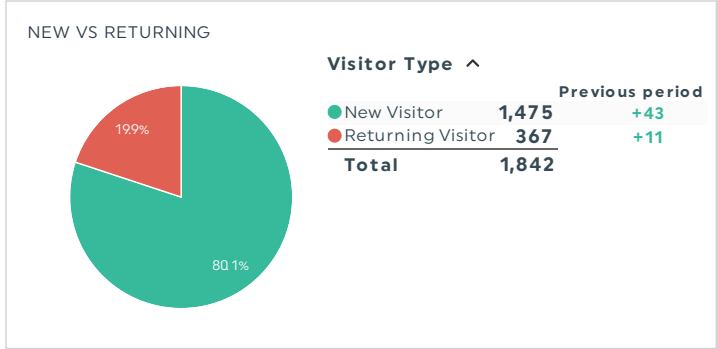
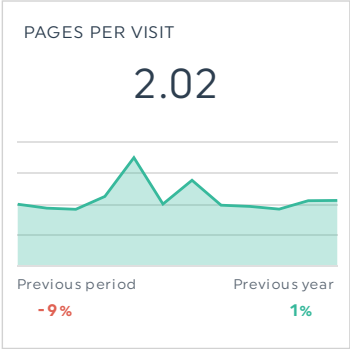
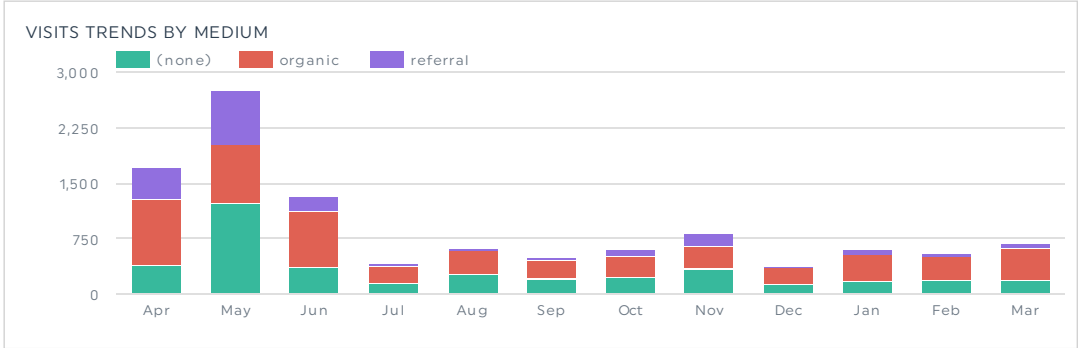
Additional WEDC Activities/Programs in Review:

- Staff attended the Boots ‘N BBQ Gala hosted by WISD Education Foundation on March 18.
- Staff attended the State of the City Chamber Luncheon on March 21.
- Staff attended Leadership Wylie at Wylie Fire Rescue/Wylie Police Department.
- Sales tax revenues for the month of April are up 16.66%.
- Overall sales tax revenues for FY23 are up 15.14%

Upcoming Events:

- Chamber Awards Banquet- April 20
- Small Business Week Proclamation- April 25
- 5:01 PM Professional Mixer- April 27
- Chamber of Commerce Cornhole Tournament- April 28
- Small Business Week- April 30 – May 7
- Taste of Wylie – May 1
- Christian Prayer Breakfast of Collin County- May 4
- Economic Development Week Proclamation/Recognition- May 9
- CCBA Luncheon- May 15
- ICSC Las Vegas- May 21-23
- Please see the attached Marketing Calendar for the full list of upcoming events.

WEBSITE TRAFFIC OVERVIEW



TOP SOURCES/MEDIUM (VISITS)

Source / Medium	Visits
google / organic	1,041
(direct) / (none)	546
bing / organic	49
m.facebook.com / referral	42
discoverwylie.com / referral	27
wylietexas.gov / referral	21
facebook.com / referral	20
duckduckgo / organic	13
l.facebook.com / referral	12
yahoo / organic	12

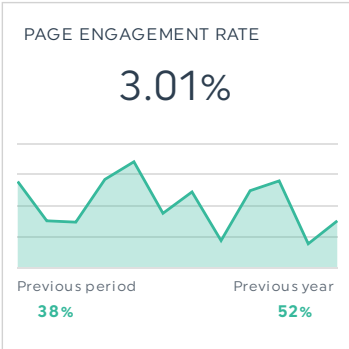
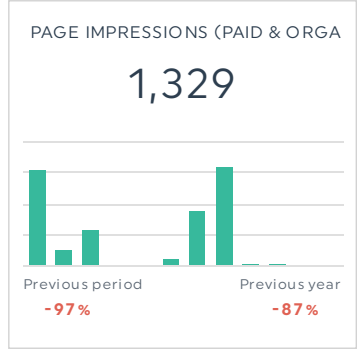
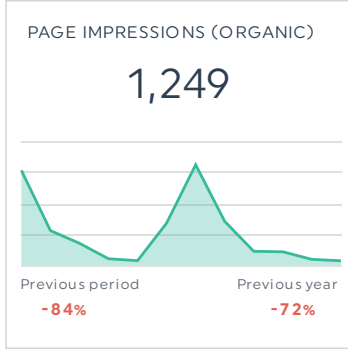
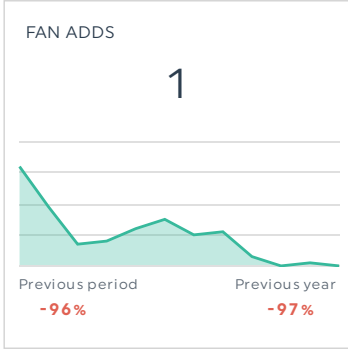
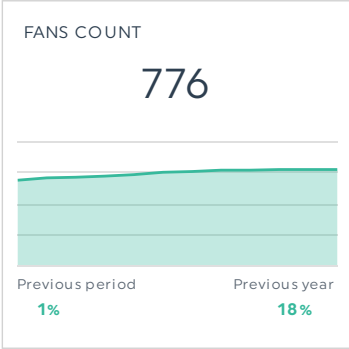
TOP CITIES (VISITS)

City	Sessions
Wylie	399
Dallas	286
(not set)	220
Columbus	119
Plano	45
Longview	36
Houston	28
Dublin	25
Fort Worth	18
New York	17

TOP PAGES BY PAGEVIEWS

Page Path	Pageviews
/	976
/site-selection/recent-developments	424
/about-us/meet-the-staff	323
/site-selection/retail-in-wylie	129
/about-us/latest-news/hwy-78-and-brown-street-redevelopment	103
/about-us/contact-us	99
/properties/kcs-intermodal	90
/site-selection/demographics	89
/business-resources/tax-rates	85
/business-resources/research-data-and-mapping	80


FACEBOOK INSIGHTS



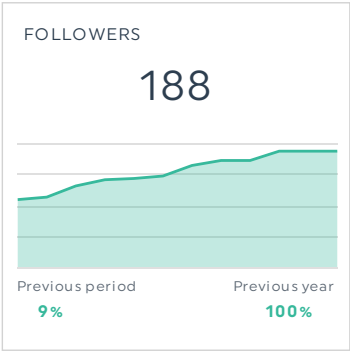
TOP POSTS BY IMPRESSIONS

Post	Impressions
● Here's to a new chapter of improvement and growth! 🎉 May the new year bring you joy, peace, an...	193
● The new Wylie Chamber's Professional Mixer is one week away. Who's going? Free to attend! (id: 1...	145

TOP POSTS BY ENGAGEMENT RATE (WITH IMAGE)

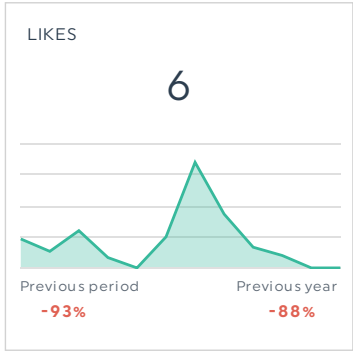
Post With Image	Engagement Rate	Total Reactions	Post Comments	Post Shares
The new Wylie Chamber's Professional Mixer is one week away. Who's going? Free to attend! (id: 153940454642753_610840407718673)	9.63%	8	0	0
 Here's to a new chapter of improvement and growth! 🎉 May the new year bring you joy, peace, and happiness! (id: 153940454642753_595756385893742)	7.69%	13	1	0

INSTAGRAM INSIGHTS



FOLLOWERS BY AGE GENDER

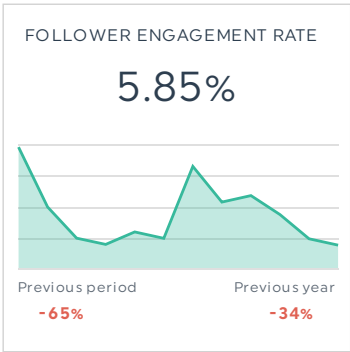
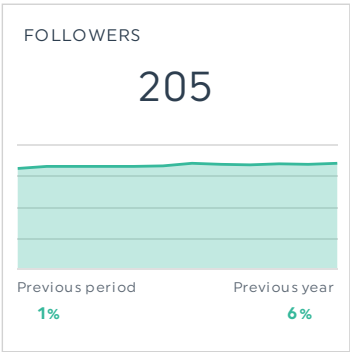
Age Gender	Followers
F.35-44	34
M.35-44	26
F.45-54	19
U.35-44	19
F.25-34	14
F.55-64	13
M.45-54	10
U.45-54	10
U.25-34	7
M.25-34	6



PERFORMANCE BY POST

Post Name	Engagement	Impressions	Reach	Engagement Rate
Here's to a new chapter of improvement and growth! 📖 May the new year bring you joy, peace, and happiness!	6	38	32	15.79%
Total	6	38	32	15.79%

TWITTER INSIGHTS



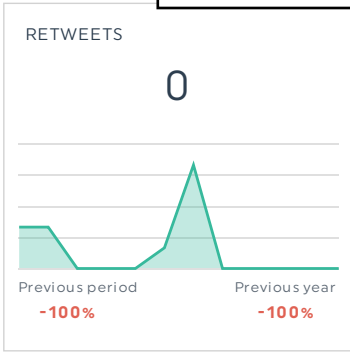
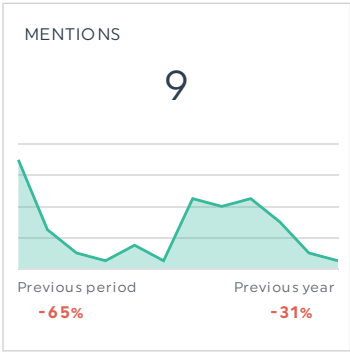
TOP MENTIONS BY FOLLOWERS COUNT

Post	Count
Simply Delicious - Kettle Corn! 🍿❤️ @GOTEXAN @dallas...	132
Hippity Hoppity Popcorn in spring colors - just in time fo...	132
📖 "Sweet Singles" dressed for success in new foil packagin...	131
What's your love language? #Valentine @GOTEXAN @da...	131
@DeananPop @GOTEXAN @dallaskosher @WylieEDC @...	23

TOP RETWEETED POSTS

Post ▼

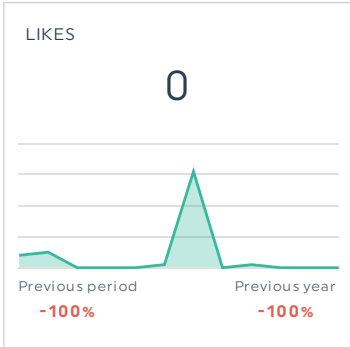
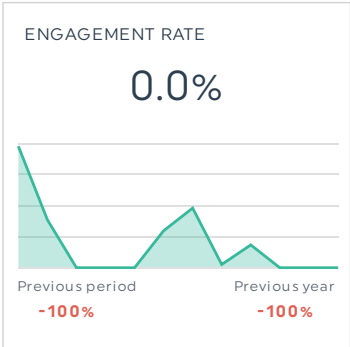
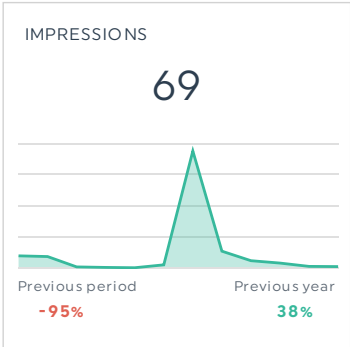
- RT @TexasEconDev: In the latest Aerospace Manufacturi... 3




LINKEDIN INSIGHTS

FOLLOWERS

79



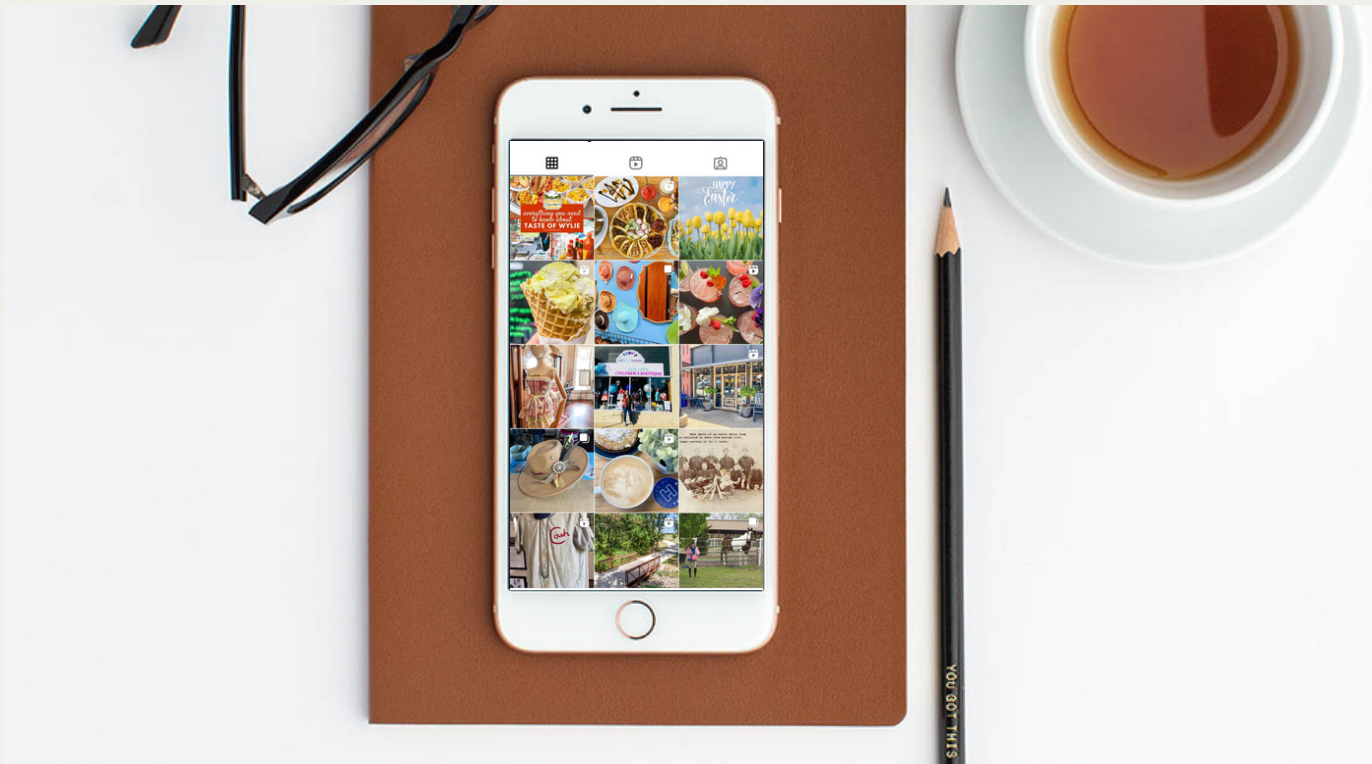
TOP POSTS BY ENGAGEMENT RATE (WITH IMAGE)

Post with image	Engagement Rate ▼	Likes	Clicks
 <p>Here's to a new chapter of improvement and growth! 🌟 May the new year bring you joy, peace, and happiness!</p>	0.0%	0	0
Total	0.0%	0	0



DISCOVER WYLIE

Q1 *reporting*



    @DISCOVERWYLIE
1/1/2023 - 3/31/2023

OVERVIEW & STRATEGIES

@DiscoverWylie

Report Time Period: 1/1/2023- 3/31/2023

Goals for this Quarter

- > Continue to grow and strengthen a social media presence on Instagram and Facebook.
- > Increase engagement and shares on all platforms.
- > Continue to grow TikTok
- > Utilize blog to share information and drive traffic to DiscoverWylie.com

STRATEGIES APPLIED THIS QUARTER

- Continued posting original TikToks
- Continued posting original reels
- Continued creating original content for Facebook and Discover Wylie blog
- Shared local historical photos and facts
- Share local events on social media and blog
- Engaged with followers through polls, questions, and quizzes in stories.
- Shared relevant follower content to stories (for example, resharing reels or posts created by locals who tagged the @DiscoverWylie account)
- Started Small Business Stories on DiscoverWylie.com

STRATEGIES TO APPLY NEXT QUARTER

- Continue posting stories with opportunities for followers to engage.
- Continue sharing local history and interesting Wylie facts to the feed and stories.
- Encourage followers to tag @DiscoverWylie and use #DiscoverWylie hashtag so we can share their content.
- Grow blog traffic and engagement
- Start using Facebook stories
- Continue to grow Small Business Stories on DiscoverWylie.com

INSTAGRAM REPORT

@DiscoverWylie

Report Time Period: 1/1/2023 - 3/31/2023

1136
TOTAL FOLLOWERS

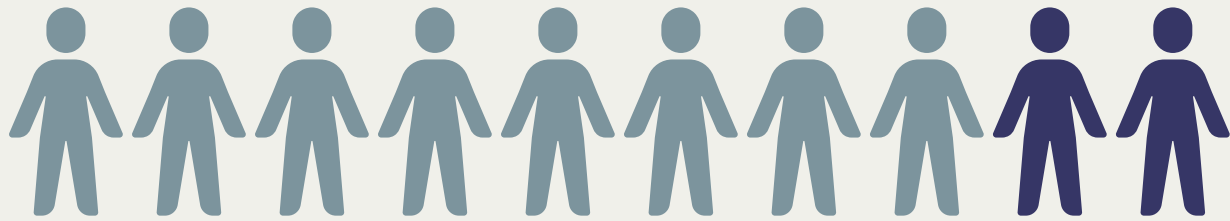
112
NEW FOLLOWERS

+11%
PREVIOUS QUARTER

ENGAGEMENT	441	+4.5%
REACH	2,871	-44%*
CONTENT INTERACTIONS	1,554	+29%
NON-FOLLOWER REACH	1,941	-58%*

ALL STATS COMPARED TO Q1 2022
* WE HAD 2 VIRAL REELS IN Q1 OF 2022 WHICH INFLATED THE REACH QUITE A BIT.

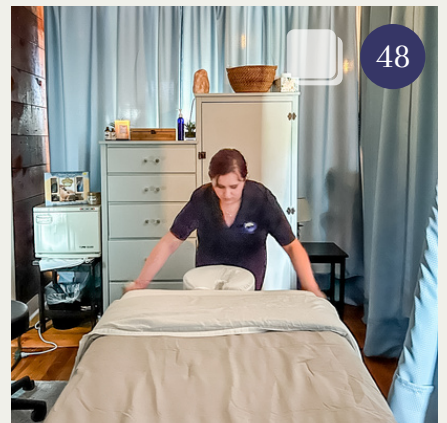
AUDIENCE FEMALE / MALE



AUDIENCE LOCATION

WYLIE	46%	
SACHSE	7%	
MURPHY	5%	
GARLAND	4%	
NEVADA	4%	REMAINING AUDIENCE SPREAD ACROSS OTHER CITIES, STATES, AND COUNTRIES

TOP POSTS BY LIKES



INSTAGRAM HIGHLIGHTS

@DiscoverWylie

Report Time Period: 1/1/2023 - 3/31/2023

@DiscoverWylie Q1 WINS

Story Interactions +340%

We had 349 reels interactions and 829 post interactions.

We had 92 external link taps. This is from people clicking links to read blog posts shared on DiscoverWylie.com.

THE REEL REPORT



Our most popular reel this quarter was the grand opening of The Noble Experiment. It was played 1,156 times, had 91 likes, 10 comments, and was shared 20 times.

Reels received:

- 544 likes
- 25 comments
- 14 saves
- 66 shares

FACEBOOK REPORT

@DiscoverWylie

Report Time Period: 1/1/2023 - 3/31/2023

19,703
TOTAL FOLLOWERS

931
NET NEW FOLLOWERS

+5%
PREVIOUS QUARTER

ENGAGEMENT	5,500	+13.5%
REACH	63,807	+28%

ALL STATS COMPARED TO Q4 2022

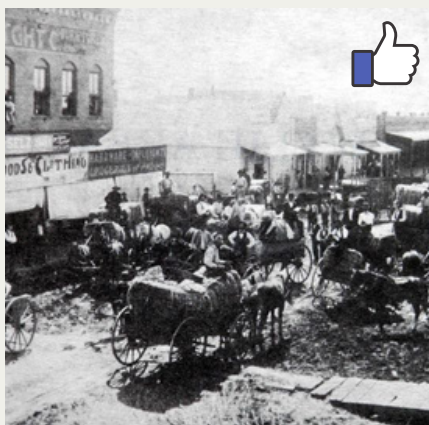
AUDIENCE FEMALE / MALE



- LINK CLICKS: 1,662
- COMMENTS: 533
- POST SHARES: 399
- REACTIONS: 5,209

These are all increases over last quarter, which is great considering the action we had in Q4 from the Grinch content!

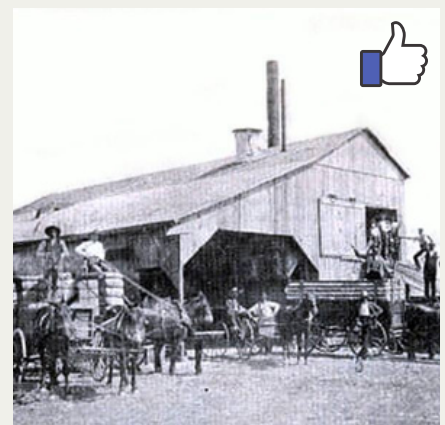
TOP PERFORMING POSTS



Reach: 12,288
Reactions: 374
Comments: 65
Shares: 50



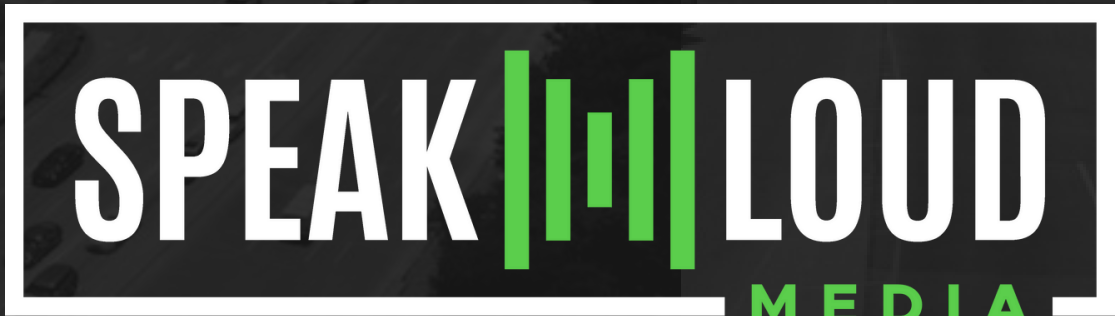
Reach: 11,009
Reactions: 651
Comments: 74
Shares: 63



Reach: 9,497
Reactions: 329
Comments: 21
Shares: 28

JAN- MAR 2023

Q1 REPORT



WYLIE ECONOMIC DEVELOPMENT

THE CONTENT



...there was not a single thing we... See more

Jan 30 · 🌐



Brand new in Wylie Texas! Tailgaters Wylie - We loaded up and headed down for some lunch to check out the newest location. They have a few other locations in Nor... See more

Boost this post to reach up to 212 more people if you spend \$10.

Boost post

...the DFW community and has been... See more

Dine Shop Play Texas

Mar 15 · 🌐

Wylie is a charming small town in North Texas that offers a variety of outdoor recreational activities, such as fishing and camping at Lavon Lake. Visitors can also at... See more



DINESHOP TEXAS



04/19/2023 Item DS4.

**THE
NUMBERS**

1200 PODCAST DOWNLOADS

283,438 UNIQUE ORGANIC IMPRESSIONS

54K AVERAGE PEOPLE REACHED PER MONTH - ORGANIC

7K ACTIONS TAKEN TO BUSINESS PAGES

Speak Loud Media

3

43

TOP PERFORMERS

04/19/2023 Item DS4.



New Business

Growing Business

Event Promo

THE BUZZ

"Thank you so much for the support! The video was beautiful and we had people coming in all weekend telling us they saw us in a facebook video!"

Wanted you to know we had a huge jump in followers after you posted the video and had comments saying we did such a good job on the video lol.. THANK YOU!!

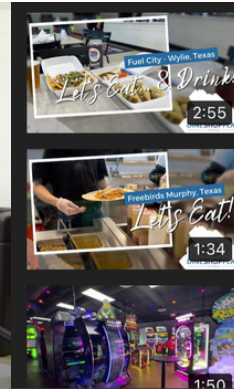
Our store manager told us some guy came out and said he was shooting a video to promote us and when we saw the tags pop up we were blown away! What a warm welcome! Wanted to drop a message and express our gratitude!

WHAT'S NEW?



04/19/2023 Item DS4.

DINESHOPPLAY
TEXAS



Fuel City - Wylie Texas! Tacos, ...
339 views · 3 months ago
Copyright claim
🔍 👍 6 🗨️ 2

Freebirds World Burrito - Murp...
109 views · 3 months ago
Copyright claim
🔍 👍 0 🗨️ 0

TNT Family Entertainment - Sa...
536 views · 3 months ago
Copyright claim
🔍 👍 3 🗨️ 0

Dine Shop Play Texas, our brand new "places to check out" brand has officially launched. Wylie is receiving targeted local exposure and now the content is being promoted in over 30 DFW groups to draw visitors from outside of the community through the Dine Shop Play Texas outlets.

Key Metrics:

Launched - Jan 2023

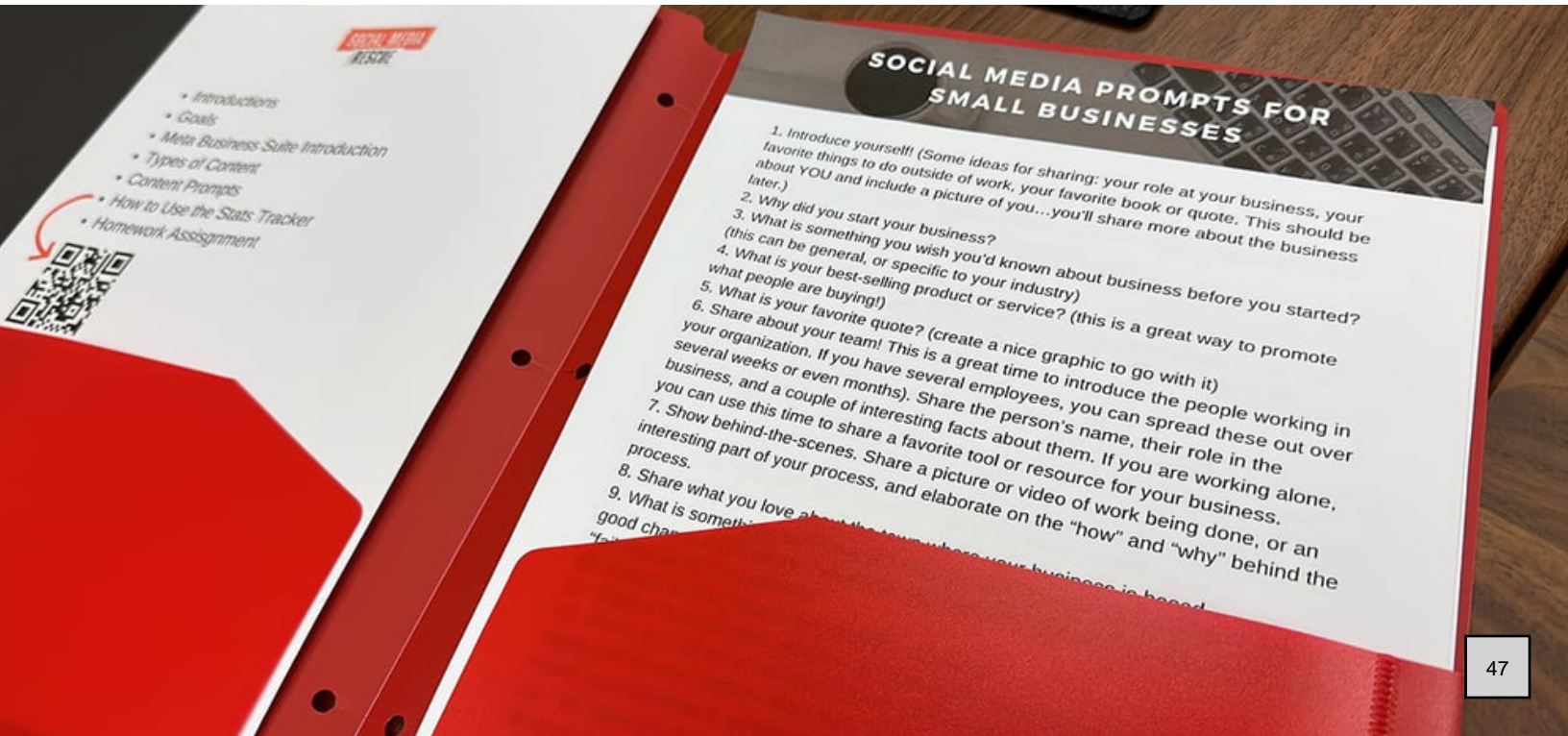
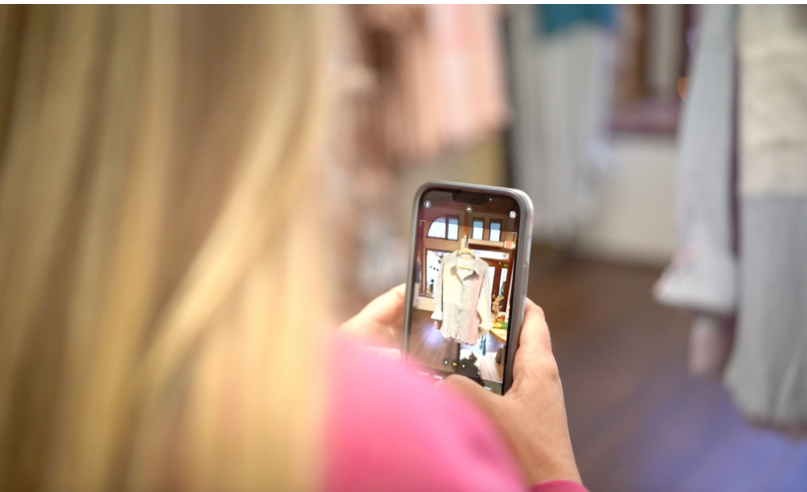
Followers - 6000+

YouTube Launched Feb 2023

Averaging 2000 new followers per month

SOCIAL MEDIA RESCUE

Class 1 2022 Report



SOCIAL MEDIA RESCUE

WHAT WE DO

The Social Media Rescue team is comprised of local social media and marketing professionals Greg Scott, DJ Shirley, and Carrie Lindsey.

Our Social Media Rescue class provides in-depth and personalized help for small business owners who want to improve their professional social media accounts. Through a series of four classes over a three month period, we help our participants uplevel their content with hands-on help in topics like photography and videography, design software, and scheduling tools. We analyze their stats throughout the course to help them create evidence-based content that resonates with their audience.

Our goal is for our class participants to walk away with a better understanding of content creation and how to use social media to grow their business.



“ Super informative and has given me a lot of fresh ideas. ”
-Jonna Rodriguez

SOCIAL MEDIA RESCUE

TOPICS COVERED:

- Content creation strategy
- Photo and video best practices
- Photo and video editing best practices
- Content scheduling process and procedures using Meta Business Suite
- Social media best practices
- Tracking stats and analytics to create an evidence-based content plan
- Graphic design software training
- Templates to streamline content creation and scheduling
- How to interact with local businesses, events, and hashtags to increase brand visibility
- Creating and utilizing an editorial calendar
- Feedback on social media platforms throughout the duration of the classes

RESULTS:

All class participants tracked their stats and analytics throughout the class. Here are the results.

FACEBOOK

- 8.5% increase in followers
- 159% increase in number of posts
- 158% increase in profile visits
- 332% increase in reach

INSTAGRAM

- 11% increase in followers
- 826% increase in number of posts
- 34% increase in profile visits
- 520% increase in reach

AGGREGATE RESULTS

- 9% increase in followers
- 492% increase in number of posts
- 96% increase in profile visits
- 426% increase in reach

“ So good. Thank you so much for all the training and great stuff you send us to use. ”
-Mari Gutierrez



Lovett Industrial and Cresset Partners Break Ground on 274,416 Square Foot Project in Dallas-Fort-Worth Area



Construction of Wylie Business Center, a state-of-the-art class A 274,416-square-foot spec building, is expected to be completed December 2023. (Photo: Business Wire)

April 06, 2023 03:32 PM Eastern Daylight Time

WYLIE, Texas--(BUSINESS WIRE)--Lovett Industrial, the Houston-based real estate investment firm, and Cresset Partners, the Chicago-based real estate investment firm, broke ground on Wylie Business Center, a 274,416 square foot class A industrial building located in Wylie, Texas. The groundbreaking ceremony included remarks from Lovett Industrial's Co-Owner and President, Charlie Meyer, and the Mayor of Wylie, Matthew Porter.

Construction of Wylie Business Center began in January 2023 and is expected to be completed December 2023. The class A 274,416-square-foot spec building will be a state-of-the-art rear-load facility featuring a 36' clear height, 7" reinforced concrete slab, 55 dock-high doors, 185' truck courts, 77 trailer stalls, and 154 auto parks.

Colby Everett, Director at Lovett Industrial commented, “We are excited to partner with the City of Wylie to develop Wylie Business Center and further promote activity in the area. This project is positioned to boost logistics capabilities in Wylie and the surrounding Northeast Dallas municipalities. We look forward to developing a first-class building, which will appeal to high-quality tenants and generate new jobs for a growing employment base.”

Strategically located along State Highway 78, Wylie Business Center is situated within the rapidly expanding northeast side of Dallas and the greater Collin, Rockwall, and Dallas Counties. Wylie Business Center stands to benefit from the submarket’s significant rent growth due to strong fundamentals. The project will include a fully improved road, Anson Parkway, multiple access points, and onsite amenities such as commercial uses to benefit both future tenants and residents.

“We’re grateful for Lovett Industrial and their team of seasoned professionals. Lovett’s stellar track record and local expertise, paired with our national presence has enabled a highly collaborative relationship for our second project together.” – Dominic DeRose | Managing Director, Cresset Partners Real Estate

Industrial marketing efforts for Wylie Business Center are exclusively handled by Nathan Orbin, Kurt Griffin, and Dalton Knipe of JLL. Retail marketing efforts are exclusively handled by Tom Grunnah of Younger Partners. Construction financing is being provided by First National Bank of Omaha. The Conlan Company is the general contractor, Ware Malcomb is the lead architect, and Kimley Horn is serving as the project’s civil engineer.

Wylie Business Center is Lovett Industrial’s fifth industrial development in the greater Dallas-Fort Worth area; other projects include Innovation Ridge Logistics Park, Texport Logistics Center, Lovett 35 Logistics Park, and Trinity West Phases I & II, which comprise approximately 4.8 million square feet of completed space. Lovett Industrial currently is active in 6 additional markets across the U.S. and has more than 7 million square feet of projects currently under construction companywide.

About Lovett Industrial:

Founded in 2020 and based in Houston, Texas, Lovett Industrial is a privately held vertically integrated logistics real estate investment platform that seeks to develop and acquire industrial real estate assets that are differentiated by their quality, location, and functionality. Currently active in 7 markets across the United States, Lovett Industrial’s portfolio consists of approximately 12.3 million square feet of completed and under construction warehouses and in excess of 10 million square feet of warehouses planned for future development. Lovett Industrial’s founders have combined over 60+ years of experience in the commercial and industrial real estate sectors. For more information, please see our website at <https://lovetindustrial.com/>.

About Cresset Partners:

Cresset Partners is a private investment firm focused on providing its investors with direct access to investment opportunities in private companies, real estate, private credit, private equity secondaries, and venture capital. We focus on building outstanding, lasting partnerships by investing long-term capital, resources, and expertise to create sustainable value. We believe that long-term investing creates better alignment and reduces risk and inefficiencies, leading to better outcomes for all shareholders. Cresset Partners was founded in 2018 and has more than \$2.8 billion in commitments across real estate, private equity, private credit, and venture capital. Learn more at <https://cressetpartners.com>.

Contacts

Press Contact:

Paige Chiang

paigec@lovetindustrial.com

Social Media Profiles

[LinkedIn Link](#)

May 1-7

SMALL BUSINESS WEEK

#ISHOPWYLIE

SHOP LOCAL

#ISHOPWYLIE

TAG US ON SOCIAL MEDIA AND GET A WYLIE TEE!

Mon 1 Taste of Wylie
 Grab a friend for lunch and sample a variety of foods from local restaurants and food trucks.
 11 AM - 1 PM - Olde City Park
 Purchase tickets - [WylieTexas.gov/Taste](https://www.discoverwylie.com/Taste)

Fri 5 Cinco de Mayo
 Find the best specials and deals on tacos, margaritas, and more to celebrate this fun day in style, city-wide!
 DiscoverWylie.com

Tue 2 Social Media Rescue
 Learn how to create engaging content your audience will love on websites and social media.
 5 - 7 PM - Herman Marshall
 Register online - [SocialMediaRescue.net](https://www.socialmediarescue.net)

Sat 6 Bourbon & Bridles
 Enjoy a Kentucky Derby-themed evening with silent auction to benefit the horses and riders at Texas Therapeutic Riding Center. 21+
 4 - 6:30 PM - Herman Marshall
 Purchase tickets - [TXTRC.org](https://www.txtrc.org)

Wed 3 #iShopWylie
 Take a photo while you shop small businesses all around Wylie, tag us on social media with #ishopwylie, and get a Wylie tee!
 DiscoverWylie.com

Sun 7 Pedal Car Race
 19th Annual 500 Pedal Car Race for children ages 2-5.
 1 - 5 PM - Ballard Ave
 Register online in advance
 DiscoverWylie.com/Events

Thu 4 Picnic on Ballard
 Pack or buy dinner, bring a blanket and enjoy an old-fashioned picnic on the lawn with your family!
 Music, games, and fun!
 5 - 7 PM - Welcome Center at Brown House and Wylie Chamber of Commerce
 DiscoverWylie.com

Find details and registration links to all these events at:



2023 March **Board Meeting – 22nd**

Day	Time	Meeting/Event
7	8:30 am	WDMA Meeting
7	6:00 pm	P&Z- Public Hearing for Zoning Changes: FM 544 Gateway and Alanis
6-10		Wylie ISD Spring Break
14	6:00 pm	City Council- WEDC Board Interviews/Member Appointment
18	6:00 pm	WISD Education Foundation – Boots ‘N BBQ Gala
21	11:30 am	Chamber of Commerce: State of the City Luncheon 2023
22	7:30 am	WEDC Board Meeting
22-23		Team Texas Road Show - Southern CA
23	5:01 pm	5:01 PM Professional Networking – Herman Marshall
28	6:00 pm	City Council- Public Hearing for Zoning Changes: FM 544 Gateway and Alanis
29-31		Site Selectors Guild Annual Conference – San Antonio, TX

2023 April **Board Meeting – 19th**

Day	Time	Meeting/Event
4	8:30 am	WDMA Meeting
4		Wylie ISD – Build Your Future Career Day
6		Wylie/Lovett Industrial Groundbreaking
7	CLOSED	Good Friday
11		Wylie/Slate Groundbreaking
11	6:00 pm	City Council
19	7:30 am	WEDC – Board Meeting
20	6:00 pm	Chamber Awards Banquet
23-27		OU EDI - RH
25	6:00 pm	City Council – Small Business Week Proclamation
27	5:01 pm	5:01 PM Professional Networking – TNT Sachse
28	5:00 pm	Chamber of Commerce Cornhole Tournament

2023 May **Board Meeting – 17th**

Day	Time	Meeting/Event
1-7		Small Business Week & #iShopWylie campaign
1	11:00 am	SBW – Taste of Wylie – Olde City Park
2	8:30-9:30 am	WDMA Meeting
2	5:00-7:00 pm	SBW – Social Media Rescue – Herman Marshall
4	6:30 am	Christian Prayer Breakfast of Collin County
4	5:00-7:00 pm	SBW – Picnic on Ballard – Welcome Center at Brown House
5		SBW – Cinco De Mayo
6	4:00-6:00 pm	SBW – Bourbon & Bridles – Texas Therapeutic Center
7	1:00-5:00 pm	SBW – Pedal Car Race
8-12		Economic Development Week
9	6:00 pm	City Council - Economic Development Week Proclamation/Recognition
15		City of Wylie Boards & Commissions Application Deadline
15	11:30 am	Collin County Business Alliance State of the Business Luncheon
17	7:30 am	WEDC – Board Meeting
21-23		ICSC 2023 Las Vegas – Las Vegas – mp, bp, if, dd, mw, ig
23	11:00 am	Wylie Chamber of Commerce Luncheon- Leadership Wylie Class 19 Graduation
29	CLOSED	Memorial Day
30	6:00 pm	City Council Meeting