

Wylie Economic Development Corporation

Board Regular Meeting

November 15, 2022 – 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 October 19, 2022 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the October 2022 WEDC Treasurer's Report.

DISCUSSION ITEMS

- DS1. Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.
- DS2. Update from the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.

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 1378/Parker, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, 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: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9f, 2021-11a, 2021-12a, 2022-1b, 2022-4d, 2022-7b, 2022-7c, and 2022-9f.

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 November 10, 2022 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
 October 19, 2022 – 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, Gino Mulliqi, Tim Gilchrist, and Blake Brininstool.

Ex-Officio Member City Manager Brent Parker was present. Ex-Officio Member Mayor Matthew Porter arrived at 7:33 a.m.

WEDC staff present included Executive Director Jason Greiner, BRE Director Angel Wygant, 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 September 21, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the September 2022 WEDC Treasurer's Report.**

Board Action

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

DISCUSSION ITEMS

- DS1. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.**

Staff referred the Board to the Agenda Report provided in the packet for all updates related to property updates, downtown parking, engineering reports, upcoming events, and WEDC activities/programs. Staff noted that the Collin Leadership Policy Summit is on November 16th and the Board agreed to move the next WEDC Regular Board meeting to Tuesday, November 15th.

DS2. Update from the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.

Staff referred the Board to the handouts provided to discuss the proposed amendments to be made to the Bylaws and what modifications the attorneys are currently reviewing. The Board further discussed term limits for Board members, staggering term limits for continuity, the Board's choice of hire for Executive Director position being communicated with City Council during Executive Session, moving the annual meeting to the month of October, 75% required attendance of Board Members for regularly scheduled meetings, and allowing the EDC Director to approve a maximum purchase amount of \$25,000. Staff will provide updates later for the Board to review.

EXECUTIVE SESSION

Recessed into Closed Session at 8:57 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 1378/Parker, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, 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, 2021-11a, 2021-12a, 2022-1b, 2022-4d, 2022-7b, 2022-7c, and 2022-9f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:53 a.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 9:53 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date:	<u>November 15, 2022</u>	Item Number:	<u>B</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>November 7, 2022</u>	Exhibits:	<u>4</u>

Subject

Consider and act upon approval of the October 2022 WEDC Treasurer's Report.

Recommendation

Motion to approve the October 2022 WEDC Treasurer's Report.

Presented for the Board's review and approval is the October 2022 Treasurer's Report detailing the month and year-to-date financial transactions and performance against budget. In this report, you will find the Revenue and Expense Report, Statement of Net Position, Balance Sheet, and Sales Tax Report.

Finance is working on final adjustments to accrue appropriate expenditures back to FY21-22. Staff anticipates that numbers will be settled in the November reporting period.

REVENUES:

Sales Tax Revenue earned in August allocated in October, was \$346,236.36, an increase of 6.08% over the same period in 2021.

		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	0.00	0.00	-4,124,241.00	100.00 %
	Category: 400 - Taxes Total:	4,124,241.00	4,124,241.00	0.00	0.00	-4,124,241.00	100.00%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00 %
	Category: 460 - Interest Income Total:	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	134,220.00	134,220.00	0.00	0.00	-134,220.00	100.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	3,915,685.00	3,915,685.00	0.00	0.00	-3,915,685.00	100.00 %
	Category: 480 - Miscellaneous Income Total:	4,049,905.00	4,049,905.00	0.00	0.00	-4,049,905.00	100.00%
	Revenue Total:	8,180,146.00	8,180,146.00	0.00	0.00	-8,180,146.00	100.00%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	310,346.40	310,346.40	13,361.33	13,361.33	296,985.07	95.69 %
111-5611-51130	OVERTIME	0.00	0.00	333.39	333.39	-333.39	0.00 %
111-5611-51140	LONGEVITY PAY	914.00	914.00	0.00	0.00	914.00	100.00 %
111-5611-51310	TMRS	48,245.30	48,245.30	2,122.69	2,122.69	46,122.61	95.60 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	51,987.17	51,987.17	4,164.04	4,164.04	47,823.13	91.99 %
111-5611-51420	LONG-TERM DISABILITY	1,768.97	1,768.97	61.07	61.07	1,707.90	96.55 %
111-5611-51440	FICA	19,298.12	19,298.12	774.95	774.95	18,523.17	95.98 %
111-5611-51450	MEDICARE	4,513.27	4,513.27	181.25	181.25	4,332.02	95.98 %
111-5611-51470	WORKERS COMP PREMIUM	854.85	854.85	970.21	970.21	-115.36	-13.49 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	0.00	0.00	1,080.00	100.00 %
	Category: 510 - Personnel Services Total:	439,008.08	439,008.08	21,968.93	21,968.93	417,039.15	95.00%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	532.26	532.26	4,467.74	89.35 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	249.37	249.37	2,750.63	91.69 %
	Category: 520 - Supplies Total:	8,300.00	8,300.00	781.63	781.63	7,518.37	90.58%
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	974.24	974.24	6,675.76	87.26 %
	Category: 540 - Materials for Maintenance Total:	10,150.00	10,150.00	974.24	974.24	9,175.76	90.40%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	3,209,183.00	3,209,183.00	37,069.00	37,069.00	3,172,114.00	98.84 %
111-5611-56040	SPECIAL SERVICES	34,770.00	34,770.00	3,369.21	3,369.21	31,400.79	90.31 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	276,300.00	276,300.00	0.00	0.00	276,300.00	100.00 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	8,375,000.00	8,375,000.00	0.00	0.00	8,375,000.00	100.00 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	3,000.00	3,000.00	126,100.00	97.68 %
111-5611-56090	COMMUNITY DEVELOPMENT	54,950.00	54,950.00	5,019.83	5,019.83	49,930.17	90.86 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	293.74	293.74	7,606.26	96.28 %
111-5611-56180	RENTAL	27,000.00	27,000.00	0.00	0.00	27,000.00	100.00 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	6,145.40	6,145.40	66,854.60	91.58 %
111-5611-56250	DUES & SUBSCRIPTIONS	57,824.00	57,824.00	17,197.46	17,197.46	40,626.54	70.26 %
111-5611-56310	INSURANCE	6,303.00	6,303.00	6,146.31	6,146.31	156.69	2.49 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	23,000.00	1,210.00	1,210.00	21,790.00	94.74 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	87,500.00	0.00	0.00	87,500.00	100.00 %

Budget Report

For Fiscal: 2022-2023 Period Ending: 10/31/2022

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56610 UTILITIES-ELECTRIC	2,400.00	2,400.00	249.87	249.87	2,150.13	89.59 %
Category: 560 - Contractual Services Total:	12,364,230.00	12,364,230.00	79,700.82	79,700.82	12,284,529.18	99.36%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	575,973.97	575,973.97	24,184.89	24,184.89	551,789.08	95.80 %
111-5611-57415 INTEREST EXPENSE	656,023.67	656,023.67	22,754.96	22,754.96	633,268.71	96.53 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	46,939.85	46,939.85	1,185,057.79	96.19%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	2,090,000.00	2,090,000.00	0.00	0.00	2,090,000.00	100.00 %
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	150,365.47	150,365.47	15,993,320.25	99.07%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-150,365.47	-150,365.47	7,813,174.25	98.11%
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-150,365.47	-150,365.47	7,813,174.25	98.11%

Budget Report

For Fiscal: 2022-2023 Period Ending: 10/31/2022

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	0.00	0.00	-4,124,241.00	100.00%
460 - Interest Income	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00%
480 - Miscellaneous Income	4,049,905.00	4,049,905.00	0.00	0.00	-4,049,905.00	100.00%
Revenue Total:	8,180,146.00	8,180,146.00	0.00	0.00	-8,180,146.00	100.00%
Expense						
510 - Personnel Services	439,008.08	439,008.08	21,968.93	21,968.93	417,039.15	95.00%
520 - Supplies	8,300.00	8,300.00	781.63	781.63	7,518.37	90.58%
540 - Materials for Maintenance	10,150.00	10,150.00	974.24	974.24	9,175.76	90.40%
560 - Contractual Services	12,364,230.00	12,364,230.00	79,700.82	79,700.82	12,284,529.18	99.36%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	46,939.85	46,939.85	1,185,057.79	96.19%
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	150,365.47	150,365.47	15,993,320.25	99.07%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-150,365.47	-150,365.47	7,813,174.25	98.11%
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-150,365.47	-150,365.47	7,813,174.25	98.11%

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	-150,365.47	-150,365.47	7,813,174.25
Report Surplus (Deficit):	-7,963,539.72	-7,963,539.72	-150,365.47	-150,365.47	7,813,174.25

Wylie Economic Development Corporation
Statement of Net Position
As of October 31, 2022

Assets

Cash and cash equivalents	\$ 10,897,775.51	
Receivables	\$ 51,500.00	Note 1
Inventories	\$ 16,271,495.53	
Prepaid Items	<u>\$ -</u>	
Total Assets	<u>\$ 27,220,771.04</u>	

Deferred Outflows of Resources

Pensions	<u>\$ 75,630.55</u>
Total deferred outflows of resources	<u>\$ 75,630.55</u>

Liabilities

Accounts Payable and other current liabilities	\$ 16,958.48	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 570,778.21	Note 3
Due in more than one year	<u>\$ 15,681,473.23</u>	
Total Liabilities	<u>\$ 16,270,409.92</u>	

Deferred Inflows of Resources

Pensions	<u>\$ (45,385.41)</u>
Total deferred inflows of resources	<u>\$ (45,385.41)</u>

Net Position

Net investment in capital assets	\$ -
Unrestricted	<u>\$ 10,980,606.26</u>
Total Net Position	<u>\$ 10,980,606.26</u>

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

Note 2: Deposits from rental property

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

Balance Sheet

Account Summary

As Of 10/31/2022

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,591,943.82
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	346,236.36
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	40,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,271,495.53
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	683,934.00
	Total Assets:	27,935,609.71
		<u>27,935,609.71</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	5,972.30
111-2000-20117	TMRS PAYABLE	5,273.68
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	10,562.24
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	0.01
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	211.70
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	683,934.00
111-2000-20810	DUE TO GENERAL FUND	0.00

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:	707,165.93

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,378,809.25
	Total Beginning Equity:	27,378,809.25
Total Revenue		0.00
Total Expense		150,365.47
Revenues Over/Under Expenses		-150,365.47
	Total Equity and Current Surplus (Deficit):	27,228,443.78
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>27,935,609.71</u>

As Of 10/31/2022

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-18120	LOAN - BIRMINGHAM	0.00
922-1000-18210	AMOUNT TO BE PROVIDED	0.00
922-1000-18220	BIRMINGHAM LOAN	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	39,535.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	3,027.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	-37,953.52
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	71,021.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-44,574.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-811.00
	Total Assets:	30,245.14
		<u>30,245.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	0.00
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	9,604.44
922-2000-28205	WEDC LOANS/CURRENT	-24,184.89
922-2000-28220	BIRMINGHAM LOAN	0.00
922-2000-28230	INWOOD LOAN	0.00
922-2000-28232	ANB LOAN/EDGE	0.00
922-2000-28233	ANB LOAN/PEDDICORD WHITE	0.00
922-2000-28234	ANB LOAN/RANDACK HUGHES	0.00
922-2000-28235	ANB LOAN	0.00
922-2000-28236	ANB CONSTRUCTION LOAN	0.00
922-2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00
922-2000-28238	ANB LOAN/BUCHANAN	0.00
922-2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00
922-2000-28240	HUGHES LOAN	0.00
922-2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	0.00
922-2000-28245	ANB LOAN/DALLAS WHIRLPOOL	0.00
922-2000-28246	GOVCAP LOAN/KIRBY	7,846,537.60
922-2000-28247	JARRARD LOAN	144,081.16
922-2000-28248	GOVCAP LOAN/SERIES 2022	8,067,548.32
922-2000-28250	CITY OF WYLIE LOAN	0.00
922-2000-28260	PRIME KUTS LOAN	0.00
922-2000-28270	BOWLAND/ANDERSON LOAN	0.00
922-2000-28280	CAPITAL ONE CAZAD LOAN	0.00
922-2000-28290	HOBART/COMMERCE LOAN	0.00
922-2000-29150	NET PENSION LIABILITY	185,989.17
922-2000-29151	SDBF LIABILITY	11,026.00
	Total Liability:	16,272,902.62
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-16,146,578.37
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
	Total Beginning Equity:	-16,266,842.37
Total Revenue		0.00
Total Expense		-24,184.89
Revenues Over/Under Expenses		24,184.89
	Total Equity and Current Surplus (Deficit):	-16,242,657.48
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>30,245.14</u>

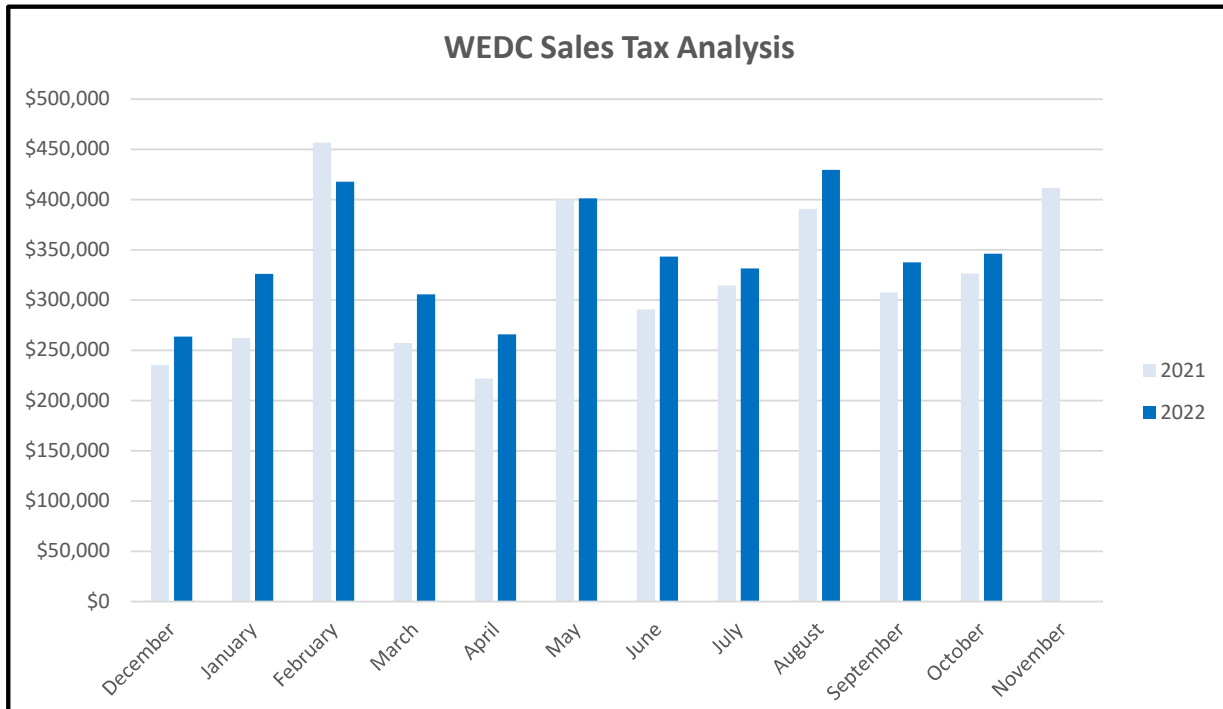
Wylie Economic Development Corporation

SALES TAX REPORT

October 31, 2022

BUDGETED YEAR

MONTH	FY 2019	FY 2020	FY 2021	FY 2022	DIFF 21 vs. 22	% DIFF 21 vs. 22
DECEMBER	\$ 214,867.15	\$ 226,663.94	\$ 235,381.33	\$ 263,577.66	\$ 28,196.33	11.98%
JANUARY	\$ 223,749.61	\$ 218,520.22	\$ 262,263.52	\$ 326,207.92	\$ 63,944.40	24.38%
FEBRUARY	\$ 307,366.66	\$ 362,129.18	\$ 456,571.35	\$ 417,896.79	\$ (38,674.56)	-8.47%
MARCH	\$ 208,222.32	\$ 228,091.34	\$ 257,187.91	\$ 305,605.50	\$ 48,417.59	18.83%
APRIL	\$ 182,499.53	\$ 203,895.57	\$ 221,881.55	\$ 265,773.80	\$ 43,892.25	19.78%
MAY	\$ 274,299.18	\$ 289,224.35	\$ 400,371.70	\$ 401,180.20	\$ 808.50	0.20%
JUNE	\$ 234,173.88	\$ 239,340.35	\$ 290,586.92	\$ 343,371.26	\$ 52,784.34	18.16%
JULY	\$ 215,107.94	\$ 296,954.00	\$ 314,559.10	\$ 331,432.86	\$ 16,873.76	5.36%
AUGUST	\$ 283,602.93	\$ 325,104.34	\$ 390,790.76	\$ 429,696.16	\$ 38,905.40	9.96%
SEPTEMBER	\$ 243,048.40	\$ 259,257.89	\$ 307,681.15	\$ 337,512.61	\$ 29,831.46	9.70%
OCTOBER	\$ 224,875.38	\$ 249,357.02	\$ 326,382.38	\$ 346,236.36	\$ 19,853.99	6.08%
NOVEMBER	\$ 308,324.41	\$ 384,953.89	\$ 411,813.32	\$ -	\$ -	0.00%
Sub-Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 3,768,491.12	\$ 304,833.46	10.54%
Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 3,768,491.12	\$ 304,833.46	10.54%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: October SlsTx Revenue is actually August SlsTx and is therefore the 11th allocation in FY22.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 15, 2022; Item Number: DS1; Prepared By: Jason Greiner; Account Code: ; Date Prepared: 11-9-22; Exhibits: 1

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

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

Discussion: WEDC Property Update: Property Management (Staff working with team, notice to vacate letters); Property- UP Lot/N Keefer (City Council zoning change, WEDC closed on property, zoning change request); Property- 200 W Brown (Closing, zoning change, demolition); Downtown Parking: - No Update (New site plan reviewed).

- Downtown Thoroughfare and Drainage Studies may need to be completed prior to moving forward with construction.
- Staff is working with the UP representative to obtain the ILA for the City of Wylie.
- Ongoing coordination by KH with railroad to park in the excess ROW. KH to have expanded downtown survey completed. Once Downtown master drainage study and thoroughfare plan are complete, KH to provide proposal to plan and design additional parking Downtown.

Engineering Report:

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

- The initial design has been received and includes the proposed private fire lane, decel lane, wet utilities and storm sewer improvements.
- KH will request a meeting with City Engineering and Planning to discuss any potential concerns that would affect platting/plan review process. Timeline/schedule will be determined after the meeting with the City.
- Staff will begin working on the Planned Development to accompany the Preliminary and Final Plat submittals.
- Completion Date: early 2023

Water Line Relocation- State Hwy 78/Brown

- Dowager has installed the new pipe and completed the boring under Brown St.
- Dowager anticipates the shutdown Nov 16-17.
- Excavation and removal of the old line would begin once the new line is up and operational.
- Completion Date: Dec, exact date is TBD.

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

- EC has contracted with Sunbelt Industrial Services to remove the contaminated soil and plug and abandon the remaining groundwater sampling wells. Sunbelt is scheduled to do the dig and haul of the contaminated soil on Monday 11/21. We have also been assigned a new project manager with TCEQ and she is in the process of reviewing the APAR.
- Once these tasks are done, EC will be complete with all groundwork at the site unless TCEQ requests additional tasks, which is not believed to be likely.
- A Response Action Effectiveness Report (RAER) that details the remediation done at the site will be completed after soil removal and EC will apply for a certificate of closure. This timeline is dependent on how long TCEQ takes to review the APAR and RAER and if they request any additional work done at the site.
- Completion Date: EOY or early 2023

Planned Development (Cooper Plaza)- State Hwy 78 & Brown

- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor has been scheduled for November 15th at P&Z and December 13th at City Council.

Flood Study- Hooper/Steel (KH)

- Cardinal flood study review is complete.
- KH compiled recommendations on drainage/detentions improvements. Staff will review options and recommendations with the Board and KH will provide additional modeling to staff.

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

- Ongoing coordination underway with the adjacent property owners on the proposed drainage and sanitary sewer easement.
- The tree staking and tree survey will start in the next few weeks.

Upcoming Events:

- Wylie Community Care Center Breakfast – Nov 15
- Entrepreneur’s Expo – Nov 15
- P&Z- PD Review: Hwy 78 & Brown – Nov 15
- Collin Leadership Policy Summit – Nov 16
- HRC Meeting – Nov 17
 - Demolition: 200 W Brown
 - Zoning Change: Keefer/UP lot
- Chamber of Commerce Cornament – Nov 17
- Please see the attached Marketing Calendar for the full list of upcoming events

WEDC Activities/Programs:

- OU/Economic Development Institute- Rachael Hermes
 - Credit Analysis
 - Real Estate Development & Reuse
- TEDC Annual Conference- Jason Greiner
- Chamber of Commerce Luncheon featuring MFG/Wylie CTE - Oct 25
- BRE Updates:
 - 3 BRE visits were conducted this month.
 - MFG Day Kickoff & Community Event – October 7
 - MFG Day Tours – 5 Additional Tours were scheduled for the remainder of the month.
 - Registered Apprenticeship Program has been completed and certified by DOL. Signing Ceremony took place on Nov 14.
- Sales tax revenues for the month of November are down 4.62% due to an audit collections adjustment in the amount of \$179,533.05. (Without consideration of the adjustment, collections are still up 6.28% for the month of November.)
- Overall sales tax revenues for FY22 were up 9.28% or roughly \$285,000 over last year.

2022 October - Industry Appreciation Month **Board Meeting – 19th**

Day	Time	Meeting/Event
4	8:30 am	WDMA Meeting- aw, dd
6		Leadership Wylie- WISD and Collin College- rh
7		Manufacturing Day – Robotics-Welding Tours
7	4:00-7:00 pm	MFG Day Community Event, Sanden
11	6:00 pm	City Council
15-21		OU EDI Prof Dev-ED Credit Analysis, Real Estate Dev & Reuse – Louisville - rh
19	7:30 am	WEDC- Board Meeting
19-21		TEDC Annual Conference - San Antonio – jg
19		Manufacturing Day – Compounding Pharmacy Tours
21		Manufacturing Day – Graphic Arts
22-26		<i>IAMC Fall 2022 Professional Forum- Detroit, MI</i>
25	11:30 am	Wylie Chamber of Commerce- MFG & Workforce Luncheon
25	6:00 pm	City Council
26		Manufacturing Day – Construction Tours
28		<i>TEDC- Sales Tax Workshop, Houston</i>

2022 November **Board Meeting - 15th**

Day	Time	Meeting/Event
1	8:30 am	WDMA Meeting- aw
1-4		TEDC 2022 Fall Basic Economic Development Course, Richardson- dd/mb
1-4		<i>TDA Annual Conference – San Marcos</i>
8	6:00 pm	City Council- Small Business Sat, Nat’l Apprenticeship Week, Nat’l Entrepreneur’s Day
10		Leadership Wylie- Non-Profits- rh
10	10:00-3:00	<i>Red, White & YOU! Hiring Event- Plano Events Center</i>
11		Veterans Day- City Holiday
14	10:00 am	Raytheon Apprenticeship Signing Day-aw
14-20		National Apprenticeship Week
15		National Entrepreneur’s Day
15	7:30 am	WEDC- Board Meeting
15	9:00 am	Wylie Community Christian Care Center Breakfast
15	4:00 pm	Entrepreneurs Expo
15	6:00 pm	P&Z- PD Review: Hwy 78 & Brown
16	8:30-1:00 pm	<i>Collin Leadership Policy Summit – Frisco</i>
17	6:00 pm	HRC Meeting-Demolition: 200 W Brown & Zoning Change: Keefer/UP lot
17	6:00 pm	Chamber of Commerce Cornament
24-25	CLOSED	Thanksgiving Holiday
26		Small Business Saturday

2022 December **Board Meeting – 21st**

Day	Time	Meeting/Event
1	6:00 pm	Chamber of Commerce Winter Wonderland Elfin Gala
3	9am-4pm	Wylie Arts Festival- The Cross Event Center
4	6:00 pm	Christmas Parade and Tree Lighting
6	8:30 am	WDMA Meeting- aw, jg
6	6:00 pm	P&Z- Zoning Change: Keefer
13	6:00 pm	City Council

21 7:30 am WEDC- Board Meeting
23, 26 CLOSED Christmas Holiday

Around the Corner...

- New Year’s Holiday Observed, Jan 2
- Martin Luther King Jr. Holiday Observed, Jan 16
- Wylie Days in Austin, February 6-7
- Project U in Burleson, February 21
- WISD Education Foundation Boots ‘N BBQ Gala, March 18 at 6:00 pm



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 15, 2022
Prepared By: Jason Greiner
Date Prepared: November 7, 2022

Item Number: DS2
Account Code:
Exhibits:

Subject
Update from the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will lead a discussion regarding the Subcommittee's progress and provide an update at the meeting.