

Wylie Economic Development Corporation

Board Regular Meeting

February 17, 2022 – 8:30 AM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon approval of Minutes from the January 19, 2022 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the January 2022 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon a First Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company.
- 2. Consider and act upon issues surrounding the relocation of the North Texas Municipal Water District's 42" water line located at State Hwy 78/Brown.
- 3. Consider and act upon the award of bid for the flood study at State Hwy 78/Alanis to Kimley-Horn and Associates, Inc.
- 4. Consider and act upon FY 2021-2022 Budget Amendments.

DISCUSSION ITEMS

- DS1. Discussion regarding WEDC Bylaws and Board Member Handbook.
- DS2. Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Temporary Access Agreements, 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, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Birmingham, and State Hwy 78/Brown.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

(a) This chapter does not require a governmental body to conduct an open meeting:

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or

(2) to hear a complaint or charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES2. Evaluation of WEDC Executive Director.

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

This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2017-10a, 2020-11b, 2021-2d, 2021-4a, 2021-4b, 2021-6a, 2021-6c, 2021-6e, 2021-7a, 2021-8a, 2021-9e, 2021-9f, 2021-11a, 2021-12a, and 2021-12b.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on February 11, 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
 January 19, 2022 – 8:30 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 8:30 a.m. Board Members present were Melisa Whitehead and Gino Mulliqi.

Ex-Officio Members Interim City Manager Brent Parker arrived at 8:47 a.m. and Mayor Matthew Porter arrived at 8:49 a.m.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Dawkins moved to 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 January 6, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the December 2021 WEDC Treasurer's Report.**

Staff Comments

Staff recommended that the Board pull Item B from the Consent Agenda to provide additional detail.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve Item A of the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

REGULAR AGENDA

- B. Consider and act upon approval of the December 2021 WEDC Treasurer's Report.**

Staff Comments

Staff discussed the December 2021 WEDC Treasurer's Report and noted the receipts of loan proceeds and subsequent budget amendments within the Report.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve Item B as presented. A vote was taken, and the motion passed 3-0.

1. **Tabled on 1-6-22**
Remove from table and consider

Board Action

A motion was made by Melisa Whitehead, seconded by Gino Mulliqi, to remove this Item from table. A vote was taken, and the motion passed 3-0.

Consider and act upon a Performance Agreement between the WEDC and Fuel City Wylie, LLC.

Staff Comments

Staff reviewed Project 2021-4a, noting that Fuel City plans to invest \$10,000,000 on the project which is anticipated to be completed by March 31, 2023. Infrastructure included in the project will help unlock adjacent sites and includes two TxDOT deceleration lanes, public improvements, fire lanes, access drives connecting the two properties, and installation of underground stormwater catchment systems. The proposed Performance Agreement outlines a \$500,000 infrastructure reimbursement incentive that will offset some of the costs associated with these improvements. The Economic Impact Analysis (EIA) indicates that this project will generate an estimated \$1.9MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer is investing \$3.80 in our community. Additional estimates of tax revenue generated includes \$144,048 for Collin County, \$392,271 for WISD, and \$67,813 for Collin College over the next 10 years. The Board discussed the status of the approval process with the City of Wylie as it relates to Eubanks Ln. and the estimated timeframe for completion.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve a Performance Agreement between the WEDC and Fuel City Wylie, LLC providing for a maximum infrastructure reimbursement incentive of \$500,000 and further authorizing the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 3-0.

2. **Tabled on 1-6-22**
Remove from table and consider

Board Action

A motion was made by Melisa Whitehead, seconded by Gino Mulliqi, to remove this Item from table. A vote was taken, and the motion passed 3-0.

Consider and act upon issues surrounding tree removal at Hwy 78/Brown.

Staff Comments

Staff discussed the upcoming bid opening for the NTMWD waterline relocation project and discussed the option to include tree removal in the scope of that project versus proactively removing the trees in advance.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to award a contract to Eubanks Sand & Gravel in the amount of \$49,800 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

3. **Tabled on 1-6-22**
Remove from table and consider

Consider and act upon the award of bid for the flood study at Hooper/Steel to Cardinal Strategies Engineering Services, LLC.

Board Action

A motion was made by Melisa Whitehead, seconded by Gino Mulliqi, to remove this Item from table. A vote was taken, and the motion passed 3-0.

The Board opted to consider Item 3 after Executive Session. President Dawkins moved to Item 4.

4. **Consider and act upon issues surrounding the 2021 WEDC Annual Report.**

Staff Comments

Staff presented the proposed 2021 WEDC Annual Report to the Board. As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than January 31st of each year. The report must include, but is not limited to, a review of expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Staff noted the tight timeline of filing the WEDC Annual Report prior to the filing of the City of Wylie ACFR and discussed consideration of a bylaw revision to closer tie the WEDC Annual Report with the Comptroller's Report timeline to ensure that final numbers from the auditors are available at the time of presentation to the Board. Staff discussed the full Annual Report as provided within the board packet for the Board's review and approval. Staff noted the need for a minor adjustment to the final claim on cash but believes the report presented meets the intent of the requirements of the Bylaws with the final report being presented to the Wylie City Council on January 25, 2022. The Board discussed the 2022 Goals and Objectives, the potential of growing Small Business Week, an upcoming Joint Work Session with City Council, and the ongoing Board review of WEDC Bylaws.

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to approve the 2021 WEDC Annual Report with minor final adjustments and presentation of the same to the Wylie City Council for their review. A vote was taken, and the motion passed 3-0.

DISCUSSION ITEMS

- DS1. Discussion regarding WEDC Bylaws and Board Member Handbook.**

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to table this Item until the next WEDC Board Meeting to allow for full Board participation. A vote was taken, and the motion passed 3-0.

- DS2. Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.**

Staff highlighted that the zoning change on Keefer will be reviewed at the end of January and work toward demolition and tree removal at State Hwy 78/Brown will be ongoing. The demolition at 103 S Ballard will be coordinated with the neighboring properties to mitigate any potential interruptions.

Staff provided project updates, with Mayor Porter stepping out of the meeting at 9:34 a.m. and filing a conflict of interest form with staff. Staff noted that DW Wylie had incurred unanticipated expenses with their project and may seek additional assistance. The Board did not have interest in providing additional assistance with the project.

Mayor Porter returned to the meeting at 9:36 a.m. Staff discussed the water line relocation project on FM 544 and a potential issue with the location of the boring in relation to the creek, noting that an option to shift the bore line by ten feet might resolve the issue. Staff will follow up with KCS to inquire about the implications of a potential shift to the bore line and will keep the Board informed.

Staff reviewed participation at ICSC and planned to further discuss the event at the next meeting when all Board Members are present. The Board highlighted the significance of meeting face-to-face with those in the industry and seeing the resources that are available at the conference and through the work of Retail Coach. Staff discussed upcoming events on the Marketing Calendar and the inclusion of the quarterly Inventory Subledger and Discover Wylie report.

EXECUTIVE SESSION

Recessed into Closed Session at 9:55 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, State Hwy 78/Ballard, State Hwy 78/Birmingham, State Hwy 78/Brown, and State Hwy 78/Cooper.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

ES2. Evaluation of WEDC Executive Director.

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: 2017-10a, 2020-11b, 2021-4a, 2021-4b, 2021-5d, 2021-6a, 2021-6c, 2021-8a, 2021-9b, 2021-9e, 2021-9f, 2021-11a, and 2021-11b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Demond Dawkins reconvened into Open Session at 10:57 a.m. and moved to consideration of Item 3.

- 3. Consider and act upon the award of bid for the flood study at Hooper/Steel to Cardinal Strategies Engineering Services, LLC.**

Board Action

A motion was made by Gino Mulliqi, seconded by Melisa Whitehead, to award a contract to Cardinal Strategies in the amount of \$38,300 and further authorizing the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

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January 19, 2022
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FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 10:57 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date:	<u>February 17, 2022</u>	Item Number:	<u>B</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>2/14/22</u>	Exhibits:	<u>4</u>

Subject

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

Recommendation

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

Discussion

Presented for the Board's review and approval is the January 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.

REVENUES:

Sales Tax Revenue earned in November allocated in January, was \$326,207.92, an increase of 24.38% over the same period in 2021.

EXPENSES:

Incentives

\$20,000.00	Ballers Elite- Incentive 1 of 1
\$35,749.23	CSD Woodbridge Quarterly Sales Tax Reimbursement

Land- Purchase Price

\$460,719.15	Purchase of 104 S Ballard
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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	3,789,966.00	3,789,966.00	326,207.92	589,785.58	-3,200,180.42	84.44 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	536.22	-5,463.78	91.06 %
111-4000-48110	RENTAL INCOME	132,240.00	132,240.00	24,455.00	36,495.00	-95,745.00	72.40 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	1,035.00	1,044.96	1,044.96	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,601,116.00	2,601,116.00	0.00	0.00	-2,601,116.00	100.00 %
111-4000-49325	BANK NOTE PROCEEDS	0.00	8,108,000.00	0.00	8,108,000.00	0.00	0.00 %
	Revenue Total:	6,529,322.00	14,637,322.00	351,697.92	8,735,861.76	-5,901,460.24	40.32%
Expense							
111-5611-51110	SALARIES	286,558.00	286,558.00	18,902.80	76,828.21	209,729.79	73.19 %
111-5611-51140	LONGEVITY PAY	729.00	729.00	0.00	724.00	5.00	0.69 %
111-5611-51310	TMRS	44,530.00	44,530.00	2,929.92	12,080.24	32,449.76	72.87 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	49,304.00	49,304.00	3,129.42	10,209.62	39,094.38	79.29 %
111-5611-51420	LONG-TERM DISABILITY	1,707.00	1,707.00	0.00	0.00	1,707.00	100.00 %
111-5611-51440	FICA	18,623.00	18,623.00	1,047.35	4,382.58	14,240.42	76.47 %
111-5611-51450	MEDICARE	4,355.00	4,355.00	244.94	1,024.92	3,330.08	76.47 %
111-5611-51470	WORKERS COMP PREMIUM	378.00	378.00	0.00	351.92	26.08	6.90 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	505.70	505.70	574.30	53.18 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	761.76	1,437.10	3,562.90	71.26 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
111-5611-52810	FOOD SUPPLIES	6,100.00	6,100.00	73.52	2,155.00	3,945.00	64.67 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	7,569.50	7,569.50	-5,069.50	-202.78 %
111-5611-54810	COMPUTER HARD/SOFTWARE	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00 %
111-5611-56030	INCENTIVES	1,043,973.00	1,043,973.00	23,721.77	23,721.77	1,020,251.23	97.73 %
111-5611-56040	SPECIAL SERVICES	118,156.00	297,156.00	7,064.38	124,861.03	172,294.97	57.98 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	2,067.56	14,363.60	114,736.40	88.87 %
111-5611-56090	COMMUNITY DEVELOPMENT	52,050.00	52,050.00	2,132.45	16,193.23	35,856.77	68.89 %
111-5611-56110	COMMUNICATIONS	6,400.00	6,400.00	399.23	1,350.55	5,049.45	78.90 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	9,000.00	18,000.00	66.67 %
111-5611-56210	TRAVEL & TRAINING	74,600.00	74,600.00	3,828.44	18,392.26	56,207.74	75.35 %
111-5611-56250	DUES & SUBSCRIPTIONS	39,810.00	39,810.00	6,986.24	39,738.73	71.27	0.18 %
111-5611-56310	INSURANCE	6,303.00	6,303.00	0.00	5,155.01	1,147.99	18.21 %
111-5611-56510	AUDIT & LEGAL SERVICES	33,000.00	33,000.00	0.00	5,154.00	27,846.00	84.38 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	87,500.00	2,192.55	21,942.55	65,557.45	74.92 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	147.60	453.20	1,946.80	81.12 %
111-5611-57410	PRINCIPAL PAYMENT	694,127.33	5,403,249.03	26,046.47	4,789,485.13	613,763.90	11.36 %
111-5611-57415	INTEREST EXPENSE	315,135.79	326,452.12	24,002.53	84,209.05	242,243.07	74.20 %
111-5611-58110	LAND-PURCHASE PRICE	0.00	3,718,392.59	460,719.15	3,709,111.74	9,280.85	0.25 %
111-5611-58210	STREETS & ALLEYS	2,175,000.00	2,425,000.00	0.00	0.00	2,425,000.00	100.00 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-470,719.15	-3,709,111.74	3,709,111.74	0.00 %
	Expense Total:	5,231,219.12	14,099,049.74	126,004.13	5,271,288.90	8,827,760.84	62.61%
	Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%
	Report Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%

02/17/2022 Item B.

Budget Report

For Fiscal: 2021-2022 Period Ending: 01/31/2022

Group Summary

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
	6,529,322.00	14,637,322.00	351,697.92	8,735,861.76	-5,901,460.24	40.32%
Revenue Total:	6,529,322.00	14,637,322.00	351,697.92	8,735,861.76	-5,901,460.24	40.32%
Expense						
	5,231,219.12	14,099,049.74	126,004.13	5,271,288.90	8,827,760.84	62.61%
Expense Total:	5,231,219.12	14,099,049.74	126,004.13	5,271,288.90	8,827,760.84	62.61%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%
Report Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60	-543.65%

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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	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60
Report Surplus (Deficit):	1,298,102.88	538,272.26	225,693.79	3,464,572.86	2,926,300.60

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

Assets

Cash and cash equivalents	\$ 3,365,244.58	
Receivables	\$ 60,000.00	Note 1
Inventories	\$ 16,144,381.44	
Prepaid Items	\$ -	
Total Assets	\$ 19,569,626.02	

Deferred Outflows of Resources

Pensions	\$ 75,630.55	
Total deferred outflows of resources	\$ 75,630.55	

Liabilities

Accounts Payable and other current liabilities	\$ 7,910.64	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 253,091.96	Note 3
Due in more than one year	\$ 8,187,633.93	
Total Liabilities	\$ 8,449,836.53	

Deferred Inflows of Resources

Pensions	\$ (45,385.41)	
Total deferred inflows of resources	\$ (45,385.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 11,150,034.63	
Total Net Position	\$ 11,150,034.63	

Note 1: Includes incentives in the form of forgivable loans for \$60,000 (LUV-ROS)

Note 2: Deposits from rental property

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

Balance Sheet
Account Summary
 As Of 01/31/2022

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	3,367,357.24
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	60,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,144,381.44
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	893,367.00
	Total Assets:	20,467,105.68
		<u>20,467,105.68</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	3,932.78
111-2000-20117	TMRS PAYABLE	4,253.13
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	3,249.92
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	505.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	210.24
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	893,367.00
111-2000-20810	DUE TO GENERAL FUND	0.00

As Of 01/31/2022

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:	906,730.77

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	16,095,802.05
	Total Beginning Equity:	16,095,802.05
Total Revenue		8,735,861.76
Total Expense		5,271,288.90
Revenues Over/Under Expenses		3,464,572.86
	Total Equity and Current Surplus (Deficit):	19,560,374.91
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>20,467,105.68</u>

As Of 01/31/2022

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	211,186.70
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
922-2000-28250	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:	8,440,725.89
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-4,971,701.88
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
	Total Beginning Equity:	-5,091,965.88
Total Revenue		-8,108,000.00
Total Expense		-4,789,485.13
Revenues Over/Under Expenses		-3,318,514.87
	Total Equity and Current Surplus (Deficit):	-8,410,480.75
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>30,245.14</u>

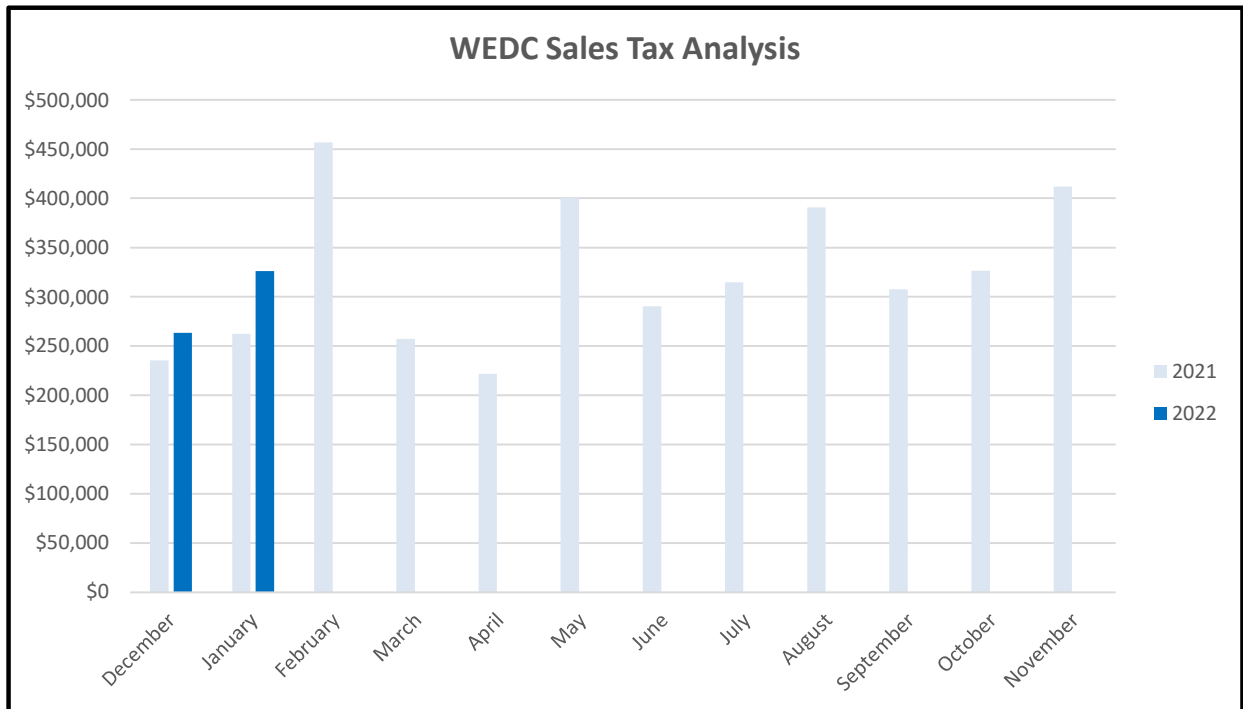
Wylie Economic Development Corporation

SALES TAX REPORT

January 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	\$ -	\$ -	0.00%
MARCH	\$ 208,222.32	\$ 228,091.34	\$ 257,187.91	\$ -	\$ -	0.00%
APRIL	\$ 182,499.53	\$ 203,895.57	\$ 221,881.55	\$ -	\$ -	0.00%
MAY	\$ 274,299.18	\$ 289,224.35	\$ 400,371.70	\$ -	\$ -	0.00%
JUNE	\$ 234,173.88	\$ 239,340.35	\$ 290,586.92	\$ -	\$ -	0.00%
JULY	\$ 215,107.94	\$ 296,954.00	\$ 314,559.10	\$ -	\$ -	0.00%
AUGUST	\$ 283,602.93	\$ 325,104.34	\$ 390,790.76	\$ -	\$ -	0.00%
SEPTEMBER	\$ 243,048.40	\$ 259,257.89	\$ 307,681.15	\$ -	\$ -	0.00%
OCTOBER	\$ 224,875.38	\$ 249,357.02	\$ 326,382.38	\$ -	\$ -	0.00%
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	\$ 589,785.59	\$ 92,140.74	18.18%
Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 589,785.59	\$ 92,140.74	18.18%



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

AGENDA REPORT

Meeting Date:	February 22, 2022	Item Number:	1
Department:	WEDC		<i>(Staff Use Only)</i>
Prepared By:	Jason Greiner	Account Code:	
Date Prepared:	2/10/22	Exhibits:	1

Subject

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

Recommendation

Motion to Table this item until the next WEDC Board Meeting.

Discussion

Staff will provide a brief update on the project.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date:	<u>February 17, 2022</u>	Item Number:	<u>2</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>2/9/22</u>	Exhibits:	<u>2</u>

Subject

Consider and act upon issues surrounding the relocation of the North Texas Municipal Water District's 42" water line located at State Hwy 78/Brown.

Recommendation

Motion to approve the Construction Costs and Reimbursement Payments for the NTMWD Development Agreement and further authorize the Executive Director to execute said Agreement.

Discussion

As the Board will recall, the WEDC entered into a Development Agreement with North Texas Municipal Water District for the relocation of a 42" water line at State Hwy 78 & Brown Street on May 22, 2020. NTMWD and WEDC agreed upon an estimated budget for the relocation of the water line prior to WEDC's obligation to pay any amounts per the terms of the Agreement.

Expenses for the relocation are anticipated to be paid in two phases. On November 19, 2020, the Board approved the estimated Project and Design Fees in the amount of \$186,680 to be paid to NTMWD (to hire TNP). The first phase covered TNP's design work needed for the relocation which has now been completed. The second phase covers the construction costs and any final engineering costs required to fund the relocation of the water line. Following the solicitation of bids and now the Recommendation of Award from TNP to NTMWD, the next step of this process is for the WEDC to provide written notice to proceed and accept the estimated Construction Costs for this project.

Construction Contract:	\$ 1,479,200
Additional Design Engineering:	\$ 29,140
NTMWD Inspection Costs:	<u>\$ 107,200</u>
Final Construction Cost:	\$ 1,615,540

Paid: TNP Consulting Fees / Project Fees: \$ 186,680

Total Expense (including field note review fee): \$ 1,802,530

A Budget Amendment will be necessary to fund this expense in the current fiscal year.



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February 7, 2022

Mr. Matt Armstrong, P.E.
North Texas Municipal Water District
501 East Brown Street
Wylie, Texas 75098

Re: Recommendation of Award
Wylie to Garland 42" Water Line Relocation
NTMWD Project No. 101-0563-20
TNP Project No. NTW 20569

Dear Mr. Armstrong,

On Wednesday, February 2, 2022, North Texas Municipal Water District opened bids for the referenced project. Four bids were received and are tabulated below. The apparent low bidder was Dowager Utility Construction, Ltd located in Dallas, Texas. I have completed my review of the bids, and have confirmed that Dowager Utility Construction, Ltd is the low bidder, and has provided all of the required information. In addition, I have solicited feedback on Dowager Utility Construction's performance on previous projects and am satisfied in their ability to perform this project for the District.

Contractor	Total Amount Bid
Dowager Utility Construction, Ltd.	\$ 1,479,200.00
Flow-Line Construction, Inc	\$ 1,699,285.00
Resicom, Inc	\$ 1,763,725.00
Western Municipal Construction of Texas, LLC	\$ 1,773,200.00

Based upon my review of Dowager Utility Construction's bid proposal and references, I recommend award of the construction contract to the low bidder, Dowager Utility Construction, Ltd. Please don't hesitate to call me if you have any questions.

Sincerely,
tnp
teague nall & perkins


Justin Walton, P.E.
Team Leader



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NTMWD - Wylie to Garland 42" Water Line Relocation Contractor Reference Check – Dowager Utility Construction, LTD February 04, 2022

References Contacted:

Riley Gilfeather, Assistant Project Manager (214.735.9330)
Archer Western Herzog
D.A.R.T. – SILVERLINE (DFW Airport to Plano)

Tyler Lyles, Water Operations Manager (817.760.5228)
Johnson County Special Utility District (JCSUD)
JCSUD – 2018 DWSRF Drinking Water Improvements Project

Eva Gorgi, Project Manager (214.671.9559)
Dallas Water Utilities (DWU)
DWU – Walcrest Pump Station

Contractor Reference Questions:

How was your experience in working with Dowager Utility Construction, LTD?

Riley Gilfeather: Currently working with them and they're great.

Tyler Lyles: Good.

Eva Gorgi: Very positive.

Was the work done according to plan?

Riley Gilfeather: Yes, it is. It's a design build project so we had some complications with existing utilities, and they have been very proactive.

Tyler Lyles: Yes.

Eva Gorgi: Yes, it was.

How were they with respect to change orders?

Riley Gilfeather: They are good. We had 2 change orders and the prices have been fair.

Tyler Lyles: They were good.

Eva Gorgi: Good. We had a change order, and they were cooperative with us.

Did your project get completed on time? If not, why?

Riley Gilfeather: Project is still going.

Tyler Lyles: The project is ongoing. However, they have met all project milestones thus far.

Eva Gorgi: Yes, it was. They were on top of it.

Did the contractor have adequate manpower for your project?

Riley Gilfeather: Yes, they do. They had a full crew ready on start date.

Tyler Lyles: Yes, more than enough. They are willing to get extra help if needed.

Eva Gorgi: Yes, they have a lot of knowledgeable people and plenty of crewmembers.

Did the contractor maintain good communication with you on your project?

Riley Gilfeather: Yes, they are. I talk to one of the owners (PM of the project) and the field crew manager on a daily basis.

Tyler Lyles: Yes, we did.

Eva Gorgi: Yes.

What did you like the most in working with Dowager Utility Construction, LTD?

Riley Gilfeather: Communication and great people. They excel at identifying field conflicts and communicating those conflicts to all parties. For example, an existing line was deeper than what the plans had. They notified the team and drew up a sketch of how the new relocation would be and waited for approval. They ultimately said they would take care of it too (price wise).

Tyler Lyles: They are good/easy to work with and communicate effectively.

Eva Gorgi: They were easy to work with, open minded and proactive.

What frustrations did you have along the way?

Riley Gilfeather: None.

Tyler Lyles: None.

Eva Gorgi: None

Would you hire this contractor again?

Riley Gilfeather: Yes

Tyler Lyles: Yes.

Eva Gorgi: Yes, definitely.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 17, 2022
Prepared By: Jason Greiner
Date Prepared: 2/11/22

Item Number: 3
Account Code:
Exhibits:

Subject

Consider and act upon the award of bid for the flood study at State Hwy 78/Alanis to Kimley-Horn and Associates, Inc.

Recommendation

Motion to award a contract to Kimley-Horn and Associates, Inc. in the amount of \$63,500 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the Wylie Economic Development Corporation is investigating potential infrastructure improvements to help attract light industrial development to the area. The intersection of State Hwy 78 & Alanis shows several undeveloped lots along Alanis and Muddy Creek runs from north to south through the middle of this undeveloped area. While the area surrounding the creek is currently designated as FEMA Zone AE Floodplain, it is important to note that the WEDC owned Property is Zone A, and not in the floodplain. The purpose of the floodplain analysis will be to delineate the 100-year existing and fully developed floodplain limits, evaluate potential reclamation limits, and establish minimum finished floor elevations through the subject tract for land planning purposes. The subject reach of Muddy Creek will extend from the downstream face of Alanis Drive to the confluence with Maxwell Creek. Kimley-Horn will request effective hydrologic and hydraulic models for Muddy Creek from the City and FEMA if necessary. Kimley-Horn assumes the models will be available, digital, and executable. Kimley-Horn assumes fully developed peak flows will not be available and modifications to the hydrologic model will be required to determine fully developed peak flows. Kimley-Horn will update the existing condition hydrologic parameters to reflect fully developed conditions based on the City land use maps to determine the 100-year fully developed peak flows. The FEMA effective flows will be used to evaluate existing condition floodplain. Kimley-Horn will update the effective hydraulic models for Muddy Creek using the on-ground survey prepared in Task 1 and supplement with available aerial topography as needed to create a revised existing condition hydraulic model. Cross sections will be added throughout the subject reach at approximately 300-foot intervals. Kimley-Horn will evaluate the potential for floodplain reclamation for the subject property. Kimley-Horn will create a proposed condition hydraulic model for the subject reach by modifying the revised existing model using conceptual grading. Kimley-Horn will update the proposed conceptual grading up to two times to meet City and FEMA

requirements regarding water surface elevation. Kimley-Horn will delineate the 100-year existing and fully developed floodplain for the subject reach and prepare a floodplain workmap exhibit to be submitted to the Client. This task does not include submittals to the City or FEMA.

Phase I - Cost Estimates only include Tasks 1-4 on the Professional Services Agreement. The motion does not include all of the Tasks 5-9, nor does it include the FEMA LOMR fee of \$8,000.

1. Topographic Survey - \$14,500 LS
2. Aquatics Resources Delineation - \$6,500 LS
3. Preliminary Floodplain Analysis - \$28,000 LS
4. Mass Grading Plans - \$7,500 LS

Additional expenses are included for Submittals, Permitting, Meeting Costs and Team Coordination with Kimley-Horn in the amount of \$7,000.

Upon approval, WEDC Staff will sign and return the documentation and expedite this process.



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date:	<u>February 9, 2022</u>	Item Number:	<u>4</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>2/9/22</u>	Exhibits:	<u></u>

Subject

Consider and act upon FY 2021-2022 Budget Amendments.

Recommendation

Staff recommends that the WEDC Board of Directors approve the FY 2021-2022 Budget Amendments.

Discussion

Staff will submit FY 2021-2022 Budget Amendments for consideration by City Council on February 22, 2022. The WEDC amendments detailed below adjust the budget to account for items that were either anticipated to occur in FY 21 but were delayed or need to be amended following Board direction on projects and real estate transactions for FY 22.

Expenses

111-5611-56040 Special Services

Tree Removal State Hwy 78/Brown	\$ 49,800
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111-5611-58110 Land-Purchase Price

Additional Properties	\$ 265,000
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111-5611-56570 Engineering & Architecture

State Hwy 78/Alanis Flood Study	\$ 63,500
Hooper/Steel Flood Study	\$ 38,300

111-5611-58210 Streets & Alleys

State Hwy 78/Brown Waterline	\$ 1,479,200
Additional Design Engineering	\$ 29,140
NTMWD Inspection Cost	\$ 107,200

These Budget Amendments will be presented to City Council on February 22, 2022.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 17, 2022
Prepared By: Jason Greiner
Date Prepared: 2/15/22

Item Number: DS1
Account Code:
Exhibits:

Subject
Discussion regarding WEDC Bylaws and Board Member Handbook.

Recommendation
No action is requested by staff for this item.

Discussion
Tabled from January 17, 2022:
As the Board will recall, the Board discussed issues related to the WEDC Bylaws and considered the addition of a Board Member Handbook at the 11-29-21 WEDC Work Session.
At that time, the Board directed Staff to provide examples of bylaws and handbook material from other Type A Corporations for their individual review and requested that this Item be brought back to the Board for Discussion from January-March, with any potential amendments to City Council in April.
WEDC Staff will lead the discussion, take notes, make amendments, and bring back the changes at the next meeting.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 17, 2022
Prepared By: Jason Greiner
Date Prepared: 2/15/22

Item Number: DS2
Account Code:
Exhibits:

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

Recommendation
No action is requested by staff for this item.

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

2022 January **Board Meeting – 6th & 19th**

Day	Time	Meeting/Event
4	8:30 am	WDMA Meeting - aw
7	8:30 am	WEDC- Board Meeting (<i>December</i>)
11	6:00 pm	City Council
13	6:00 pm	CPAC Meeting: Future Land Use, Transportation
19	8:30 am	WEDC Board Meeting
19	11:30 am	Chamber Lunch 'n Learn - Social Media 101
20		<i>Workforce Solutions Career Fair - Virtual</i>
25	6:00 pm	City Council – Annual Report, Work Session & Executive Session
26	10:30 am	TEDC Webinar: Attracting Big Talent to Small Cities by Promoting Quality of Life - jg
27	6:00 pm	Historic Review Commission Meeting
28	11:00 am	TDA Webinar: Supporting Local Small Businesses - jg
30-Feb 1		<i>IEDC Leadership Summit</i>

2022 February **Board Meeting – 17th**

Day	Time	Meeting/Event
1	8:30 am	WDMA Meeting - aw
1-3		ICSC Red River – Dallas - Postponed
8	6:00 pm	City Council – WEDC Work Session with Council - Downtown Projects
15	10:00 am	TDA Webinar- DT Coworking, Entrepreneurship, Local Partnerships, and WD - jg
16-18		TEDC Winter Conference - Sugar Land
16	11:30 am	Chamber Lunch 'n Learn - Battleground IRS: Surviving Tax Season
17	8:30 am	WEDC Board Meeting
20-23		<i>RILA Conference - Retail Supply Chain & Logistics – Dallas</i>
22-25		<i>TEDC Winter Basic Economic Development Course – Round Rock- tq</i>
22	11:30 am	Wylie Chamber of Commerce - State of the City Luncheon - Collin College Conference Center
22	6:00 pm	City Council
26	6:00 pm	WISD Education Foundation - Boots 'N BBQ
26		Collin College - Stetson and Stiletto - McKinney

2022 March **Board Meeting – 16th**

Day	Time	Meeting/Event
1	8:30 am	WDMA Meeting
3	6:00 pm	CPAC Meeting
7-11		<i>Wylie ISD Spring Break</i>
8	6:00 pm	City Council
15		Budget Kick Off Meeting- City Staff
16	8:30 am	WEDC Board Meeting
16	11:30 am	Chamber Lunch 'n Learn - Social Media 201
22	6:00 pm	City Council
23	10:00 am	TDA Webinar - Downtown Parking - jg
31	6:00 pm	CPAC Meeting: Community Open House #2

Around the Corner...

- TEDC- Sales Tax Workshop, Tyler - April 8
- CDFA – Intro & Advanced Tax Increment Finance WebCourse - April 25-28
- TEDC- Sales Tax Workshop, Waco - May 13
- TEDC - Texas Women in Economic Development Conference - May 17-18
- ICSC 2022 Las Vegas - May 22-24