

Wylie Economic Development Corporation

Board Regular Meeting



February 19, 2025 – 7:30 AM

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of Minutes from the January 15, 2025 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of Minutes from the January 24, 2025 Special Called Meeting of the WEDC Board of Directors.
- C. Consider and act upon approval of the January 2025 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding a gas main extension at State Hwy 78/Eubanks.

DISCUSSION ITEMS

- DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.
- DS2. Discussion regarding the WEDC 2024 Annual Report.
- DS3. Discussion regarding ICSC.
- 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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

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.

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: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, 2025-1c, 2025-1d, 2025-1e, 2025-1f, 2025-2a, 2025-2b, 2025-2c, 2025-2d, 2025-2e, and 2025-2f.

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 14, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

January 15, 2024 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

Vice President Blake Brininstool called the meeting to order at 7:32 a.m. Board Members present were Harold Smith and Melisa Whitehead. Board Member Whitney McDougall arrived during the invocation and Pledge of Allegiance at 7:33 a.m.

Ex-officio members, Mayor Matthew Porter and City Manager Brent Parker were present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

Brent Parker gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice President Brininstool 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 December 18, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the December 2024 WEDC Treasurer's Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Whitney McDougall, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding the Performance Agreement between the WEDC and Phoenix Ascending Investments, LLC.**

Staff Comments

Staff discussed a First Amendment to the Performance Agreement with Phoenix, extending the Certificate of Occupancy deadline within the Performance Agreement from 15 months to 18 months.

Staff noted that if the CO could not be obtained due to the delay in the installation of fire lanes at the 544 Gateway Project, this extension would help avoid the need for an amendment at the last minute. Staff stated that this amendment preserves the right to request a 90-day extension if written notice is provided prior to the CO deadline, as per the original agreement.

Board Action

A motion was made by Whitney McDougall, seconded by Harold Smith, to approve a First Amendment to the Performance Agreement between the WEDC and Phoenix Ascending Investments, LLC, amending the “CO deadline” in Section 2 (a). i. from fifteen (15) months to eighteen (18) months and further authorize the Executive Director to execute any necessary documents. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

Staff requested that the Board move to Discussion Item 2 to allow time for the guest invited to speak during Discussion Item 1 to arrive.

DS2. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding the Engineering Report, Staff provided project updates on the 544 Gateway Addition and Cooper Plaza. Staff discussed a budgeted flood study that will be needed for the City’s 19 acres. Staff noted that Board Member Harold Smith accompanied staff to Sanden International for the presentation of their final incentive payment. Staff discussed a Leadership Skills Program made available through Collin College that will benefit local businesses, noting that the City of Wylie will also participate in the program. Mayor Porter mentioned the upcoming 5 Loaves Gala to gauge participation and availability. Staff discussed organizing a future Broker/Developer Event and FAM Tour. Staff noted a 2.89% decrease in sales tax revenues for the month of January.

Vice President Brininstool moved to convene into Executive Session. Discussion Item 1 will be addressed after reconvening into Open Session.

EXECUTIVE SESSION

Recessed into Closed Session at 7:59 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, and 2025-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Brininstool reconvened into Open Session at 8:40 a.m. and moved on to Discussion Item 1.

DS1. Discussion and updates regarding Discover Wylie.

Staff Comments

Staff discussed the partnership between the City of Wylie, Wylie Downtown Merchants Association, and WEDC to create a landing page for all activities and events within the community. Staff welcomed Jeremy Meier with the WDMA to speak about Discover Wylie's history and the direction WDMA would like to take the brand in the future. Discussion included the expansion of Discover Wylie to encompass components other than Historic Downtown Wylie and providing a collaborative resource for everything within and around the community/area/region to assist with bringing additional tourism and economic development to Wylie. City Manager Brent Parker discussed plans for the City of Wylie to turn the Brown House into a Visitor's Center. Historically, city staff has not promoted events that are not "city events". However, staff at the Brown House would manage and update the collaborative website to promote all events. Staff explained what would be needed to make the website successful, including revamping the current website with an enhanced focus on destination marketing. Staff stated that more information would be provided to the Board as it became available. Jeremy Meier expressed appreciation on behalf of WDMA for the support provided by the City of Wylie and WEDC.

EXECUTIVE SESSION

Recessed into Closed Session at 9:02 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, and 2025-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Brininstool reconvened into Open Session at 9:19 a.m.

FUTURE AGENDA ITEMS

Staff noted that a quorum will already be present on Friday, January 24th for a Staffing & Compensation Committee Meeting and gauged Board availability to attend a WEDC Special Called Meeting at 8 a.m. prior to the Committee meeting. Staff will contact the Board to confirm attendance at the WEDC Board Special Called Meeting on Friday, January 24th.

ADJOURNMENT

With no further business, Vice President Brininstool adjourned the WEDC Board meeting at 9:20 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

January 24, 2025 – 8:00 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

Vice President Blake Brininstool called the meeting to order at 8:10 a.m. Board Members present were Whitney McDougall, Harold Smith, and Melisa Whitehead.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

Rachael Hermes gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice President Brininstool moved to the 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.

With no Consent Agenda items, Vice President Brininstool moved to Executive Session.

EXECUTIVE SESSION

Recessed into Closed Session at 8:12 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

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: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f,

2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, 2025-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Brininstool reconvened in Open Session at 8:38 a.m. and then moved to Regular Agenda Items 4.

REGULAR AGENDA

4. Consider possible action regarding reconsideration of the First Amendment to Performance Agreement between WEDC and MLKJ Investments, LLC.

Board Comments

The Board opened the discussion, providing representatives from MLKJ Investments with an opportunity to update the Board on the status of their project. Mansour Khayal with MLKJ Investments and Lee Kirner with McGinnis Lochridge addressed the Board and made themselves available to the Board for any questions. Vice President Brininstool expressed a lack of confidence that the project timelines would be met. Khayal discussed his longtime interest in building in Wylie, issues they have experienced regarding deliverables needed to complete their project, and the current project timeline. Khayal discussed product/material ordering challenges, coordination with utilities, and engineering progress. Additional discussion involved the tenant residing on the property, with Khayal noting that the revenue generated from the tenant would be allocated to funding tax obligations on the property. Board Member McDougall expressed her concern that, while she sees passion for this project exhibited, it does not give her confidence that the project will be completed. Board Member McDougall inquired about the status of the Preconstruction Meeting and requested information regarding concrete deliverables that will be completed on this project. Khayal stated that the grading permit request had been submitted, noting that he received a couple of questions from the city regarding the submittal but had not yet responded to the inquiries due to the reconsideration of the First Amendment. Staff advised that a grading permit would be granted following the Preconstruction Meeting. Staff reviewed the First Amendment timelines for the Board and requested that Khayal provide detailed information on how deadlines would be met. The Board expressed concerns regarding the timeline, given the project's current level of completion, and Khayal walked through each step of his projected project timeline. Board Member McDougall inquired about the cause of the delays. Khayal stated that, although there were initially some delays associated with the closing of the property, there have not been any recent delays caused by the City of Wylie. Board Member Whitehead discussed the Board's purpose of growing taxable value for the City of Wylie and expressed her concern about the impact timeline delays have had on realizing anticipated revenue. Khayal discussed his work toward identifying potential users for the property. Board Member Smith discussed his concern that Khayal had not yet issued a Notice to Vacate to the tenant on the property. Khayal stated that he is working with the tenant to find another home and that grubbing could still occur while the tenant was on the property. Khayal and Lee confirmed that the Notice to Vacate would be issued. The Board discussed the need for tangible evidence of progress on the project and the importance of ongoing communication.

EXECUTIVE SESSION

Recessed into Closed Session at 9:23 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

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: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, 2025-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Brininstool reconvened into Open Session at 9:48 a.m. and moved to Regular Agenda Item 4 and Regular Agenda Item 5.

REGULAR AGENDA

4. Consider possible action regarding reconsideration of the First Amendment to Performance Agreement between WEDC and MLKJ Investments, LLC.

Board Comments

Each member of the Board provided feedback regarding their concerns associated with the project's status. Following discussion and comments, the Board reviewed the First Amendment, with the majority of the Board agreeing to leave the First Amendment in place at this time contingent upon significant progress and compliance as follows: MLKJ Investments, LLC will issue a Notice to Vacate to the current tenant on the property; schedule and attend a Preconstruction Meeting and provide relevant updates to the Board; obtain a grading permit and provide all permit fee receipts to the Board; provide date of project commencement, full construction timeline, and written updates for each Board Meeting (with option to address the Board each month in addition to the written updates); and sign and return the First Amendment.

Board Action

The Board took no action on this item.

5. Consider possible action regarding the re-purchase option described in the Real Estate Sales Contract dated September 21, 2022, as amended, between WEDC and MLKJ Investments, LLC.

Board Action

The Board took no action on this item.

EXECUTIVE SESSION

Recessed into Closed Session at 10:07 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, 2025-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Brininstool reconvened into Open Session at 10:11 a.m. and moved to consider Regular Agenda Items 1, 2, and 3.

REGULAR AGENDA

1. Consider and act upon issues surrounding a Feasibility Study.

Board Comments

Staff referred the Board to the Agenda Report in the packet for information regarding the Feasibility Study. The Feasibility Study will guide future decision-making processes and support strategic planning efforts. This item is being brought to the Board for consideration and approval to enter into a consulting agreement to commission feasibility study services.

Board Action

A motion was made by Harold Smith, seconded by Whitney McDougall, to enter into a services agreement with Sports Facilities Advisory, LLC, in the amount of sixty-five thousand dollars (\$65,000) and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

2. Consider and act upon issues surrounding Discover Wylie.

Board Comments

Staff referred the Board to the Agenda Report in the packet for information regarding Discover Wylie issues. Staff noted that WEDC and its social media team have been working with the Wylie Downtown Merchants Association for a long time to strengthen overall destination marketing. This item is being brought to the Board for consideration and approval to enter into a contract for visual identifying and website redesign services.

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to enter into a services agreement with Granicus/Simpleview in the amount of one hundred eight thousand nine hundred twenty-five dollars (\$108,925) and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

3. Consider and act upon a First Amendment to the Purchase and Sale Agreement between WEDC and Deft Ventures, LLC.

Board Comments

Staff noted that WEDC approved a Purchase and Sale Agreement with Deft Ventures, LLC on August 21, 2024, for the sale of all of Lot 1 and the southernmost portion of Lot 3, Block A, 544 Gateway Addition. The contract was ~~later~~ executed on September 12, 2024. This item is being brought to the Board to consider a First Amendment, extending the Inspection Period deadline by 90 days, from January 14, 2025, to April 14, 2025.

Board Action

A motion was made by Whitney McDougall, seconded by Melisa Whitehead, to approve a First Amendment to the Performance Agreement between the WEDC and Deft Ventures, LLC, amending the Inspection Period by ninety (90) days from its current expiration, to now expire on April 14, 2025, and further authorize the Executive Director to execute any necessary documents A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

There were no future agenda items noted.

ADJOURNMENT

With no further business, Vice President Brininstool adjourned the WEDC Board Special Called Meeting at 10:16 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 19, 2025
Prepared By: Jason Greiner

Item Number: C

Subject

Consider and act upon approval of the January 2025 WEDC Treasurer’s Report.

Recommendation

Motion to approve the January 2025 WEDC Treasurer’s Report.

Presented for the Board’s review and approval is the January 2025 Treasurer’s Report detailing the month and year-to-date financial transactions and performance against budget. This report contains the Revenue and Expense Report, Statement of Net Position, Balance Sheet, Sales Tax Report, and Performance Agreement Summary.

REVENUES:

Sales Tax Revenue earned in November allocated in January was \$382,610.55, a decrease of 2.89% over the same period in 2024.

EXPENSES:

Engineering / Architectural

\$17,861.44 Kimley Horn & Associates – General Engineering, FM 544 Gateway, Regency Drainage

Special Services - Infrastructure

\$48,136.50 Reeder Concrete – Pay App 6
\$792,384.31 McMahon Contracting – Pay App 3 & 4
\$86,360.91 Project Retainage/Journal Entries

Note: Retainage amounts have been adjusted as a credit to Account 111-2000-20610/Retainage Payable.

January Rev/Exp Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 01/31/2025

		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	4,990,217.00	4,990,217.00	382,610.55	773,214.59	-4,217,002.41	84.51 %
Category: 400 - Taxes Total:		4,990,217.00	4,990,217.00	382,610.55	773,214.59	-4,217,002.41	84.51%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	34,868.95	145,098.09	33,098.09	129.55 %
Category: 460 - Interest Income Total:		112,000.00	112,000.00	34,868.95	145,098.09	33,098.09	29.55%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	3,300.00	-1,500.00	31.25 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
Category: 480 - Miscellaneous Income Total:		4,126,330.00	4,126,330.00	400.00	929,293.76	-3,197,036.24	77.48%
Revenue Total:		9,228,547.00	9,228,547.00	417,879.50	1,847,606.44	-7,380,940.56	79.98%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	35,272.40	139,691.72	330,866.68	70.31 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	5,562.46	22,280.58	52,369.25	70.15 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,503.57	26,014.28	53,929.48	67.46 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	80.80	323.20	1,417.87	81.44 %
111-5611-51440	FICA	29,348.70	29,348.70	2,003.70	8,219.55	21,129.15	71.99 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	468.60	1,922.28	4,941.53	71.99 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	994.07	0.00	724.00	270.07	27.17 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	412.58	412.58	172.42	29.47 %
Category: 510 - Personnel Services Total:		667,492.32	667,492.32	50,304.11	202,252.19	465,240.13	69.70%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	242.28	634.39	4,365.61	87.31 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	274.58	833.94	2,166.06	72.20 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	516.86	1,692.18	6,607.82	79.61%
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	1,741,250.00	1,741,250.00	0.00	200,000.00	1,541,250.00	88.51 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	0.00	567.50	86,702.50	99.35 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	1,851.73	5,761.39	65,238.61	91.89 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	926,881.72	2,415,894.52	6,604,772.48	73.22 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	5,257.60	47,452.78	178,672.22	79.01 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	1,052.46	12,271.92	62,178.08	83.52 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	521.11	1,553.19	6,346.81	80.34 %
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	95,500.00	95,500.00	2,337.07	24,635.19	70,864.81	74.20 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	2,363.70	41,609.87	49,443.13	54.30 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	5,816.85	983.15	14.46 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	4,246.80	10,805.40	42,194.60	79.61 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	20,990.94	40,270.41	815,029.59	95.29 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	175.08	566.56	1,833.44	76.39 %

02/19/2025 Item C.

Budget Report

For Fiscal: 2024-2025 Period Ending: 01/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	967,928.21	2,816,205.58	9,543,509.42	77.21%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	51,656.71	205,570.08	401,173.96	66.12 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	51,009.76	205,095.80	420,157.80	67.20 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	410,665.88	821,331.76	66.67%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	1,121,415.65	3,430,815.83	11,846,839.13	77.54%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-703,536.15	-1,583,209.39	4,465,898.57	73.83%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-703,536.15	-1,583,209.39	4,465,898.57	73.83%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 01/31/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	382,610.55	773,214.59	-4,217,002.41	84.51%
460 - Interest Income	112,000.00	112,000.00	34,868.95	145,098.09	33,098.09	29.55%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	400.00	929,293.76	-3,197,036.24	77.48%
Revenue Total:	9,228,547.00	9,228,547.00	417,879.50	1,847,606.44	-7,380,940.56	79.98%
Expense						
510 - Personnel Services	667,492.32	667,492.32	50,304.11	202,252.19	465,240.13	69.70%
520 - Supplies	8,300.00	8,300.00	516.86	1,692.18	6,607.82	79.61%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	12,359,715.00	12,359,715.00	967,928.21	2,816,205.58	9,543,509.42	77.21%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	410,665.88	821,331.76	66.67%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	1,121,415.65	3,430,815.83	11,846,839.13	77.54%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-703,536.15	-1,583,209.39	4,465,898.57	73.83%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-703,536.15	-1,583,209.39	4,465,898.57	73.83%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 01/31/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-6,049,107.96	-6,049,107.96	-703,536.15	-1,583,209.39	4,465,898.57
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-703,536.15	-1,583,209.39	4,465,898.57

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Wylie Economic Development Corporation
Statement of Net Position
As of January 31, 2025

Assets

Cash and cash equivalents	\$ 12,480,078.71	
Receivables	\$ 717,000.00	Note 1
Inventories	\$ 14,063,964.34	
Prepaid Items	\$ -	
Total Assets	\$ 27,261,043.05	

Deferred Outflows of Resources

Pensions	\$ 84,397.55
Total deferred outflows of resources	\$ 84,397.55

Liabilities

Accounts Payable and other current liabilities	\$ 276,340.44	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 479,650.76	Note 3
Due in more than one year	\$ 14,482,701.43	
Total Liabilities	\$ 15,239,892.63	

Deferred Inflows of Resources

Pensions	\$ (8,542.41)
Total deferred inflows of resources	\$ (8,542.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 12,097,005.56
Total Net Position	\$ 12,097,005.56

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

Note 2: Deposits from rental property

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

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WYLIE ECONOMIC DEVELOPMENT

Balance Sheet

Account Summary

As Of 01/31/2025

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	12,478,078.71
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	717,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,063,964.34
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	810,500.00
Total Assets:		28,071,543.05
		<u>28,071,543.05</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	-2,686.61
111-2000-20117	TMRS PAYABLE	8,252.19
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	3,297.16
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	-3.00
111-2000-20133	Unemployment Comp Payable	426.28
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	810,500.00
111-2000-20610	RETAINAGE PAYABLE	267,004.96

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As Of 01/31/2025

Balance Sheet

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,088,040.44

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
	Total Beginning Equity:	28,566,712.00
Total Revenue		1,847,606.44
Total Expense		3,430,815.83
Revenues Over/Under Expenses		-1,583,209.39
	Total Equity and Current Surplus (Deficit):	26,983,502.61
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>28,071,543.05</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	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,281,368.05</u>
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

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

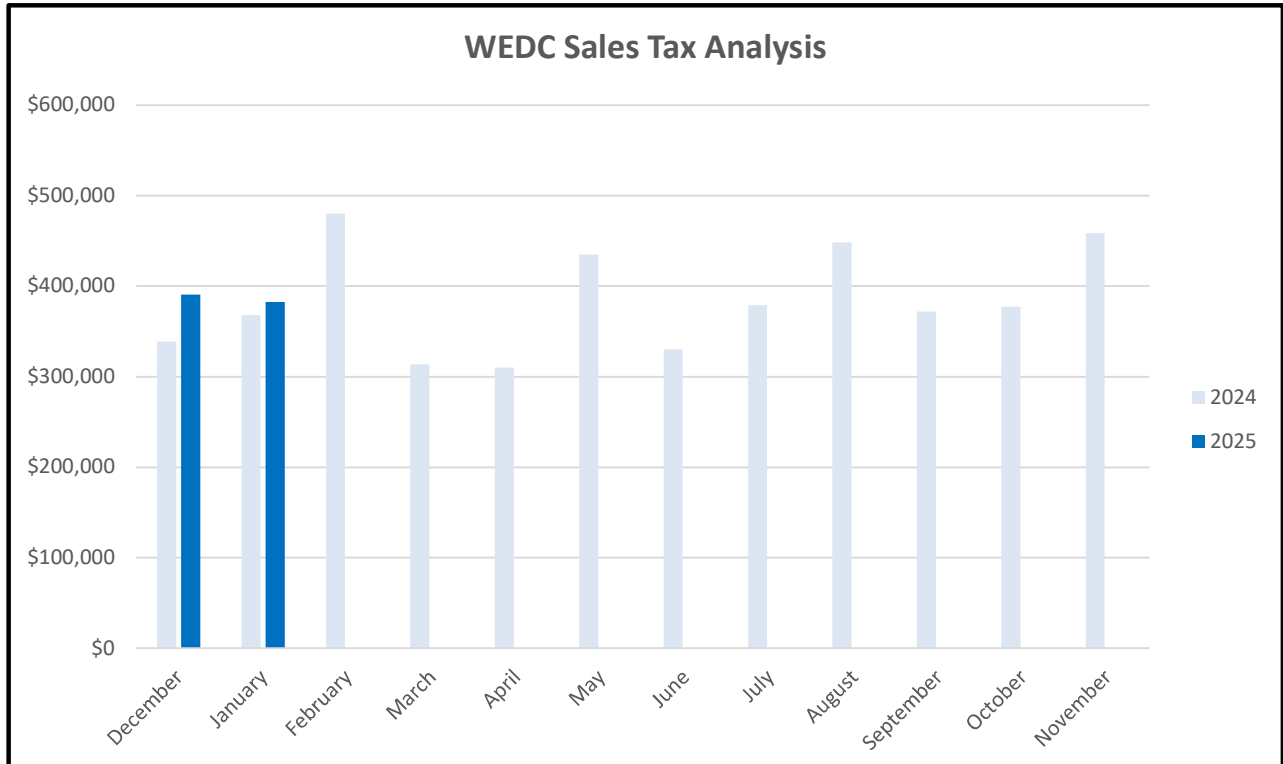
Wylie Economic Development Corporation

SALES TAX REPORT

January 31, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ -		0.00%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ -		0.00%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ -		0.00%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ -		0.00%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ -		0.00%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ -		0.00%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ -		0.00%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ -		0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -		0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -		0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 773,214.59	\$ 4,533.81	0.11%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 773,214.59	\$ 4,533.81	0.11%



*** 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 FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

January 31, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 18,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
	\$ 2,080,000.00	\$ 950,500.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	\$ 1,069,500.00	\$ 2,080,000.00	
							<i>Deferred Outflow</i>	\$ 810,500.00		

A. Performance Agreement (\$100,000) and Forgiveable Land Grant (\$100,000 forgiven over 3 years). **\$33,000 CO**, \$33,000 in 2025, and \$34,000 in 2026.

B. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2025, 2026, & 2027.

C. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 19, 2025 Item Number: 1
Prepared By: Jason Greiner

Subject

Consider and act upon issues surrounding a gas main extension at State Hwy 78/Eubanks.

Recommendation

Motion to award the contract to MasTec North America, Inc. in the amount of \$576,876 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC approved a contract with MasTec in the amount of \$604,729.87 on May 17, 2023. However, due to the WEDC's inability to obtain the necessary easements from the adjacent landowners, the project was delayed. With the updated design and modified scope, Atmos, MasTec, and the WEDC are now prepared to proceed with this project.

As previously discussed, the WEDC had explored options to extend natural gas service north to various developments along Hwy 78 and was working with Atmos Gas to design a possible Natural Gas Loop that would serve properties from Brown Street and Eubanks Lane, north up to Hwy 78 and then east all the way over to Kreymer Lane. With the delay in obtaining the necessary easements, Atmos reevaluated the possibility of extending natural gas service from Kreymer Lane vs. extending the gas line up Eubanks from Brown Street. The previous design included approximately 5200 feet of 4" high-density poly IP gas main, whereas this new design and bid is for the installation of approximately 3700 feet of 4" high-density poly IP gas main.

Additionally, Staff has met with both the engineering team at Kimley Horn and the utility provider to confirm that the scope of the project and the bids received accurately depict the necessary installation and project requirements.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 19, 2025

Item Number: DS1

Prepared By: Jason Greiner

Subject
Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will lead the discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 19, 2025

Item Number: DS2

Prepared By: Jason Greiner

Subject

Discussion regarding WEDC Annual Report.

Recommendation

No action is requested by staff for this item.

Discussion

Staff will lead the discussion regarding WEDC Annual Report.
As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than April 1st of each year. The report must include but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development.
WEDC Staff will lead the discussion and make any necessary amendments to ensure the report is presented to the Wylie City Council on March 25, 2025.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 19, 2025 Item Number: DS3
Prepared By: Jason Greiner

Subject
Discussion regarding ICSC events.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will lead a discussion about the upcoming ICSC event.
ICSC Las Vegas May 18-20, 2025
Sunday, May 18 • Wynn
8:00 am – 5:00 pm • Badge Pickup (only) • Airport
8:00 am – 5:00 pm • Badge Pickup & Registration • LVCC
8:00 am – 7:30 pm • Badge Pickup & Registration • Wynn
12:00 – 12:45 pm • Keynote Presentation #1
1:00 – 4:15 pm • Professional Development Workshops
4:30 – 5:15 pm • Keynote Presentation #2
Monday, May 19 • LVCC
6:30 am – 5:00 pm • Badge Pickup & Registration
8:00 am – 5:00 pm • Exhibit Hall Open
10:00 am – 4:30 pm • Sessions
Tuesday, May 20 • LVCC
8:00 am – 3:00 pm • Exhibit Hall Open
10:00 am – 12:00 pm • Sessions
ICSC LAS VEGAS takes place annually in May, and it’s a gathering of dealmakers and industry experts who are driving innovation and evolution in commercial real estate. For more information, please follow the link: ICSC Las Vegas 2025



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 19, 2025 Item Number: DS4
Prepared By: Jason Greiner

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

Recommendation
No action is requested by staff on this item.

Discussion
WEDC Property Update:
Listing Agreement – Segovia Partners (SP)
• Pad Sites are both under contract. Upon closing, Staff will cancel the listing agreement.
• SP has continued to market developable properties and has engaged with potential users/developers.
• Staff will provide project updates as needed in Executive Session.
Downtown Parking & Drainage:
• Staff will request an updated OPCC for the RR ROW parking for future cost estimates and planning purposes.
• KH waiting on the City of Wylie downtown project for the regional drainage solution.
Engineering Report:
Design & Engineering - 544 Gateway Addition – Kimley Horn (KH)
• Project is under construction with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
• Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated.
• Staff has repeatedly attempted to resolve overhead utilities issues and will continue to do so. According to Oncor, Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV own the remaining overhead utilities. Oncor has notified each of them that they need to transfer their utilities to the new poles. Staff has engaged the services of a private fiber company to relocate the lines and hope to have an update by next Friday.
• Entire team to meet onsite once staking is complete to confirm locations of relocated duct banks and poles.
• The TxDOT permit was approved for Frontier/duct bank work, and the City approved the Frontier ROW permit.
• Replat and ATLA surveys are being prepared by Roome Surveying based on the updated site plan for Lot 1.
• Paving will begin soon, and the detention pond is nearing completion.
• FRI to be submitted for the retaining wall expansion change.
• Next project coordination meeting: 2/20/25
State Hwy 78 TxDOT Improvements
• Project is under construction with KH providing construction management as needed.

- Change Orders and Pay Apps are currently being revised and updated.
- Remaining sidewalk was removed from Reeder’s contract and included in McMahon’s contract.
- Irrigation and sod are to be installed during the week of 2-24-25 due to anticipated weather issues next week.

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

- Electrical submittal is under review.
- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Coordination is ongoing regarding bollards and site lighting.
- McMahon submitted for bollard clarification due to issues with existing bollards per plan. KH will provide an electrical/landscape option for review.
- Change Order #2 to be distributed this week.
- Next project coordination meeting: 2/20/25

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

- Existing storm sewer analysis is complete.
- KH preparing an IPO for the final design of the Option 6 improvements (including existing storm sewer recommendations).

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

Eubanks Easement/ROW Coordination

- WEDC is coordinating with property owners.
- KH will prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

Jackson Avenue Development

- KH to prepare exhibits showing additional parking and striping along Jackson, Oak, and Marble.
- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's “theme.”
- Once the drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. Architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

Westgate Gas Line & Easement Coordination

- Ongoing work on the abandonment of the former easements is still taking place.
- Staff is still waiting for a response from Atmos with the updated signature block information in place. Once staff receives the final document and obtains the last set of signatures, the documents will be sent to Atmos for filing.

City’s 19-Acres and East Meadow Due Diligence Study (IPO #14)

- KH to prepare IPO that includes:
 - Topographic Survey
 - Preliminary flood study of Muddy Creek (final flood study to be prepared with infrastructure construction drawings)
 - Preliminary roadway alignment
 - Coordination with City/NTMWD/Oncor/FEMA
 - Railroad crossing coordination
 - Updated concept plan showing proposed major infrastructure improvements and developable area

BRE & Workforce Updates:

- 4 BRE visits were conducted in January.
- Launched Leadership Development Skills program at Collin College for local employers.
- Assisted local businesses with Skills for Small Business grant support.
- Met with a local business and Wylie ISD staff/teachers to tour the facility and develop a curriculum for Internship and Practicum CAD/CAM programmers.
- Met with a potential workforce facility in Plano considering expanding into a Wylie location.
- Assisted a local business with amending CO for the facility to include a training suite for surgical procedures.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Facilitated and attended East Side Allies Luncheon at Herman Marshall and CPKC tour (JG, RH, CS)
- Staff attended TEDC TEEX Training (JG)
- Participated in the ongoing Leadership Wylie Classes. This month featured SIMSOC. (MW, MB)
- Staff and Board attended ICSC Red River (MP, HS, MW, JG, RH)
- Sales tax revenues for February are up 126.87% due to an audit collection of \$239,410. More information will be provided when it becomes available.

Upcoming Events:

- Broker/Developer Event: Hidden Lakes- February 27, 2025
- State of the City Luncheon- March 25, 2025
- Boots ‘N Barbecue- March 29, 2025
- P3C – Public, Private, Partnership Conference- April 7-9, 2025
- ICSC Las Vegas- May 18-20, 2025

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

2025 January Board Meeting – 15th / Special Called – 24th

Day	Time	Meeting/Event
<u>1</u>	CLOSED	New Year's Day Holiday
<u>7</u>	8:30 am	WDMA Meeting
<u>16</u>		Leadership Wylie – Collin County – mw, mb
<u>20</u>	CLOSED	Martin Luther King Jr. Holiday
<u>23</u>	5:00 pm	5:01 Chamber Professional Mixer – Glen Echo Brewing
<u>24</u>	8:00 am	Special Called WEDC Meeting/Staffing and Compensation Committee Meeting
<u>24</u>	11:30 am	East Side Allies Luncheon & CPKC Tour – jg, rh, cs, mb
27-28		TEDC CTED / TEEEX Training, College Station – jg
<u>29-31</u>		ICSC Red River- Dallas – mp, hs, mw, jg, rh

2025 February Board Meeting – 19th

Day	Time	Meeting/Event
<u>4</u>	8:30 am	WDMA Meeting
<u>6</u>		Leadership Wylie – SIMSOC – mw, mb
<u>6</u>	3:00 pm	Bisnow – DFW 2025 Market Forecast
<u>11</u>	6:00 pm	City Council
17-18		Legislative Trip to Austin – mp, jf, bp, ly, jg
<u>18</u>		Project U in Burleson – rh, aw, cs
<u>19</u>	7:30 am	WEDC Board Meeting
<u>25</u>	6:00 pm	City Council
<u>25</u>	11:30 am	WSNCT Empowering Excellence – Texas Motor Speedway – hs, aw
25-26		Entertainment Experience Evolution – Los Angeles – bp, jg, rh
<u>27</u>		Broker/Developer Tour & Event: Hidden Lakes
<u>27</u>	5:00 pm	5:01 Chamber Professional Mixer – The South Southern Kitchen

2025 March Board Meeting – 19th

Day	Time	Meeting/Event	
<u>4</u>	8:30 am	WDMA Meeting	
<u>8</u>	5:00 pm	<i>Deep in the Heart of TX Gala - 5 Loaves Gala – Garland, TX</i>	*No RSVP Recd.
<u>8</u>	5:00 pm	<i>Stetsons & Stiletos – Collin College Ed Foundation - Plano, TX</i>	*No RSVP Recd.
<u>11</u>	6:00 pm	City Council	
<u>13</u>	11:30 am	Annual Employee Award Banquet	
13		Leadership Wylie – Legislative Trip to Austin – mw, mb	
<u>17-21</u>		<i>Wylie ISD Spring Break</i>	
<u>19</u>	7:30 am	WEDC Board Meeting	
<u>25</u>	6:00 pm	City Council & WEDC Annual Report	
<u>25</u>	11:30 am	State of the City Luncheon	*RSVP Required
<u>27</u>	5:00 pm	5:01 Chamber Professional Mixer – Cristina's Murphy	
<u>29</u>	5:30 pm	Boots 'N Barbecue Gala – WISD Ed Foundation - Plano, TX	*RSVP Required

Around the Corner...

- P3C Conference – Dallas – April 7-9
- TEDC CTED / TEEEX Training & Capstone Project, College Station – April 14-16
- Leadership Wylie – Public Safety Day – April 17
- Wylie Entrepreneur Expo – May 7 (TBD)
- ICSC – Las Vegas – May 18-20