

Wylie Economic Development Corporation

Board Regular Meeting

October 19, 2022 – 7:30 AM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of Minutes from the September 21, 2022 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the September 2022 WEDC Treasurer's Report.

DISCUSSION ITEMS

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

EXECUTIVE SESSION

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

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 1378/Parker, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, and State Hwy 78/Brown.

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

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

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 14, 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
September 21, 2022 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins called the meeting to order at 7:36 a.m. Board Members present were Melisa Whitehead, Gino Mulliqi, and Tim Gilchrist.

Ex-Officio Members Mayor Matthew Porter and City Manager Brent Parker were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

City Manager Brent Parker provided comments to the WEDC Board regarding the previous regular meeting and encouraged the Board to consider their actions as representatives of the Board. He stressed the importance of maintaining focus on the task at hand and reminded the Board of the impact that their decisions make on the community as they provide guidance to WEDC staff and offer recommendations to City Council.

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 August 17, 2022 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the August 2022 WEDC Treasurer's Report.**

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon a Performance Agreement between WEDC and American Entitlements LLC.**

Staff Comments

Staff discussed the proposed Performance Agreement for the next phase at American Entitlements, noting that their request for additional assistance was approved by City Council on March 22, 2022. This project will consist of a 1300 sq ft addition to an existing structure as well as an addition of 35 new full-time employees over the next three years. The proposed Agreement is tied to job creation over the base employment of forty employees and will outline an incentive of \$1000 per new FTE position, with a maximum incentive of \$35,000, payable over a three-year period. The Economic Impact Analysis indicates the project will generate an estimated \$272,490 in overall tax revenue over the next 10 years. For every \$1 that the WEDC invests, this business is investing \$7.78 in our community.

Board Action

A motion was made by Gino Mulliqi, seconded by Tim Gilchrist, to approve a Performance Agreement between the WEDC and American Entitlements, LLC. Providing for a maximum incentive of \$35,000 and further authorizing the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 4-0.

2. Consider and act upon issues surrounding the water line loop at State Hwy 78/Alanis.

Staff Comments

Staff discussed the proposed contract is for the design of a water line that would provide water to the properties south of Alanis, noting that the contract does not include installation costs. Mayor Porter expressed the importance of the surveyors staying in contact with the City Engineer to avoid any interference with the future expansion of Alanis. Staff noted that the line will be designed to be installed 5' inside of right-of-way so that relocation will not be required due to any future expansions of Alanis.

Board Action

A motion was made by Tim Gilchrist, seconded by Gino Mulliqi, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$11,000 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 issues surrounding the tree survey at State Hwy 78/Alanis.

Staff Comments

Staff noted that the tree survey will take inventory of type, diameter, gps location, and general health assessment of trees at State Hwy 78/Alanis. This data will be incorporated into the existing topographic survey for this site to work toward site readiness for any future development at State Hwy 78/Alanis.

Board Action

A motion was made by Gino Mulliqi, seconded by Tim Gilchrist, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$19,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Update from the Subcommittee of the Board to review and recommend any modifications to the existing bylaws of the Corporation.

Following board member request from the previous meeting, staff discussed the possibility of increasing the number of board members through bylaw amendments. Subcommittee Members Gilchrist and Whitehead discussed their review of board member responsibilities, code of conduct, confidentiality

agreements, and proposed amendments to the bylaws. The Board commented on accountability, how to improve the WEDC Board, and whether amending bylaws or adding new members is the best approach. City Manager Parker and the Board highlighted the opportunity to provide board member expectations to City Council as they seek to appoint new board members, as well as the creation of an onboarding tool or handbook for new board members. Mayor Porter offered to facilitate any future communication regarding responsibilities or standards that the Board will expect from future board members while candidates are in the application/interview process. Mayor Porter stated that he would like to see the Board President or Vice President in attendance at City Council meetings when there are discussions about the budget, annual presentations, or large projects. The Board considered expectations for attendance, term limits, officer roles, and seat rotations. Mayor Porter noted that, while the WEDC Board appoints the Executive Director per current bylaws, there are other cities that opt for City Council appointment of the Executive Director or have bylaws that better articulate the relationship between the Council/Executive Director/Board. The Board reviewed potential revisions to the bylaws and agreed to further review the proposed revisions, as well as any updates provided by the Subcommittee, in preparation for continuing the discussion at the next board meeting.

Mayor Porter stepped out at 8:29 a.m. during discussion of Item DS1.

DS2. Discussion regarding Temporary Access Agreement.

Staff opened the discussion noting that there are two companies interested in using a WEDC-owned lot downtown for weekly events with vendor tents. Staff discussed the possibility of building additional awareness about businesses in Historic Downtown Wylie through these events. The Board discussed the value the events could bring as well as the potential for setting a precedent for allowable use without having set qualifications as to what is a viable event. Staff confirmed that any vendors granted a Temporary Access Agreement for use of WEDC-owned property would need to provide their own insurance and obtain all necessary permits from the City of Wylie before hosting an event. Staff will bring back cost estimates for gravel improvements to the parking lot and cost estimates for possible repair of concrete to ensure that events are ADA compliant. The Board requested that rules and standards are clear as to what is a viable event eligible for use of WEDC-owned property.

DS3. Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC property updates, downtown parking, engineering reports, upcoming events, and WEDC activities/programs. Staff provided an overview of the Planned Development (PD) process for the Hwy 78/Brown project. The Board reviewed the application that was submitted to the city, as well as the first round of comments provided by Planning and Zoning staff that highlight the need for the development to tie into downtown Wylie. The Board discussed a desire to see taxable values added on these lots and interest in having flexibility knowing what could possibly be developed. Staff noted that the PD will need to go through both the Planning & Zoning Commission and City Council for final approval. Staff highlighted articles of interest included in the packet, upcoming Manufacturing Day events, the Apprenticeship Program with the Dept of Labor, and pending notice to vacate letters that will be issued for properties that will soon be demolished.

Mayor Porter returned at 9:11 a.m. during discussion of Item DS3.

President Dawkins revisited Discussion Item DS2.

DS2. Discussion regarding Temporary Access Agreement.

Regarding availability of parking for events in downtown Wylie, Mayor Porter pointed out for Board consideration that The Cross Church may not allow access to their parking lots on Saturday evenings due to their church services at that time.

EXECUTIVE SESSION

Recessed into Closed Session at 9:29 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 1378/Parker, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, and State Hwy 78/Brown.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2013-9a, 2017-6a, 2020-11b, 2021-2d, 2021-4a, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9e, 2021-9f, 2021-11a, 2021-12a, 2021-12b, 2022-1a, 2022-4d, 2022-7a, 2022-7b, 2022-7c, 2022-9a, and 2022-9b.

Board Member Mulliqi stepped out at 9:30 a.m. during Executive Session and filed a Conflict of Interest form with Staff. Board Member Mulliqi returned at 9:40 a.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 10:06 a.m. and the Board took the following action:

Board Action

A motion was made by Tim Gilchrist, seconded by Gino Mulliqi, to approve a Purchase and Sale Agreement between WEDC and MLKJ Investments LLC for the sale of Lots 2, 3, and 4 of Wyndham Estates, Phase III, an Addition to the City of Wylie, Collin County, Texas in the amount of \$500,000 (\$300,000 cash to close and \$200,000 promissory note) and further authorize WEDC President Demond Dawkins to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 10:07 a.m.

WEDC – Minutes
September 21, 2022
Page 5 of 5

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date:	October 19, 2022	Item Number:	B
Prepared By:	Jason Greiner	Account Code:	
Date Prepared:	10-14-22	Exhibits:	6

Subject

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

Recommendation

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

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

REVENUES:

Sales Tax Revenue earned in July allocated in September, was \$337,512.61, an increase of 9.70% over the same period in 2021.

EXPENSES:

Special Services

\$8,000.00 David Pettit Economic Development- TIRZ

Land/Purchase Price

\$82,126.92 .476 UP Lot near Keefer- Purchase

		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	3,789,966.00	3,789,966.00	337,512.61	3,422,254.76	-367,711.24	9.70 %
Category: 400 - Taxes Total:		3,789,966.00	3,789,966.00	337,512.61	3,422,254.76	-367,711.24	9.70%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	0.00	20,319.95	14,319.95	338.67 %
Category: 460 - Interest Income Total:		6,000.00	6,000.00	0.00	20,319.95	14,319.95	238.67%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	132,240.00	132,240.00	5,550.00	127,985.00	-4,255.00	3.22 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	1,544.96	1,544.96	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,601,116.00	2,601,116.00	0.00	-70,386.08	-2,671,502.08	102.71 %
Category: 480 - Miscellaneous Income Total:		2,733,356.00	2,733,356.00	5,550.00	59,143.88	-2,674,212.12	97.84%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	16,216,000.00	0.00	16,216,000.00	0.00	0.00 %
Category: 490 - Transfers In & Other Financing Sources Total:		0.00	16,216,000.00	0.00	16,216,000.00	0.00	0.00%
Revenue Total:		6,529,322.00	22,745,322.00	343,062.61	19,717,718.59	-3,027,603.41	13.31%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	286,558.00	286,558.00	22,735.82	273,702.72	12,855.28	4.49 %
111-5611-51130	OVERTIME	0.00	0.00	0.00	222.52	-222.52	0.00 %
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	3,589.41	42,141.41	2,388.59	5.36 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	49,304.00	49,304.00	3,836.94	39,162.44	10,141.56	20.57 %
111-5611-51420	LONG-TERM DISABILITY	1,707.00	1,707.00	0.00	357.36	1,349.64	79.07 %
111-5611-51440	FICA	18,623.00	18,623.00	1,311.14	15,676.96	2,946.04	15.82 %
111-5611-51450	MEDICARE	4,355.00	4,355.00	306.63	3,666.32	688.68	15.81 %
111-5611-51470	WORKERS COMP PREMIUM	378.00	390.56	0.00	390.55	0.01	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	0.00	40.29	1,039.71	96.27 %
Category: 510 - Personnel Services Total:		407,264.00	407,276.56	31,779.94	376,084.57	31,191.99	7.66%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	360.19	4,286.96	713.04	14.26 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	11.60	83.30	216.70	72.23 %
111-5611-52810	FOOD SUPPLIES	6,100.00	6,100.00	313.12	3,499.44	2,600.56	42.63 %
Category: 520 - Supplies Total:		11,400.00	11,400.00	684.91	7,869.70	3,530.30	30.97%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	9,258.00	0.00	8,958.50	299.50	3.24 %
111-5611-54810	COMPUTER HARD/SOFTWARE	5,500.00	5,500.00	125.00	4,374.99	1,125.01	20.45 %
Category: 540 - Materials for Maintenance Total:		8,000.00	14,758.00	125.00	13,333.49	1,424.51	9.65%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,043,973.00	1,043,973.00	0.00	324,714.18	719,258.82	68.90 %
111-5611-56040	SPECIAL SERVICES	118,156.00	4,481,339.00	13,856.25	2,233,074.70	2,248,264.30	50.17 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	11,022.14	80,881.61	48,218.39	37.35 %
111-5611-56090	COMMUNITY DEVELOPMENT	52,050.00	52,050.00	0.00	44,479.94	7,570.06	14.54 %
111-5611-56110	COMMUNICATIONS	6,400.00	6,400.00	654.30	5,275.74	1,124.26	17.57 %
111-5611-56180	RENTAL	27,000.00	27,000.00	4,500.00	27,000.00	0.00	0.00 %
111-5611-56210	TRAVEL & TRAINING	74,600.00	74,600.00	6,244.92	56,888.28	17,711.72	23.74 %
111-5611-56250	DUES & SUBSCRIPTIONS	39,810.00	57,210.00	2,193.12	56,614.78	595.22	1.04 %
111-5611-56310	INSURANCE	6,303.00	6,303.00	0.00	5,458.01	844.99	13.41 %
111-5611-56510	AUDIT & LEGAL SERVICES	33,000.00	33,000.00	132.00	17,566.00	15,434.00	46.77 %

Budget Report

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570 ENGINEERING/ARCHITECTURAL	87,500.00	262,800.00	750.00	138,302.55	124,497.45	47.37 %
111-5611-56610 UTILITIES-ELECTRIC	2,400.00	2,400.00	255.77	2,026.64	373.36	15.56 %
Category: 560 - Contractual Services Total:	1,620,292.00	6,176,175.00	39,608.50	2,992,282.43	3,183,892.57	51.55%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	694,127.33	5,443,700.71	46,940.42	5,041,123.51	402,577.20	7.40 %
111-5611-57415 INTEREST EXPENSE	315,135.79	391,235.38	55,726.05	338,197.61	53,037.77	13.56 %
Category: 570 - Debt Service & Capital Replacement Total:	1,009,263.12	5,834,936.09	102,666.47	5,379,321.12	455,614.97	7.81%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	0.00	4,142,718.16	82,126.92	4,136,097.34	6,620.82	0.16 %
111-5611-58210 STREETS & ALLEYS	2,175,000.00	0.00	0.00	0.00	0.00	0.00 %
111-5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-4,054,591.91	4,054,591.91	0.00 %
Category: 580 - Capital Outlay Total:	2,175,000.00	4,142,718.16	82,126.92	81,505.43	4,061,212.73	98.03%
Expense Total:	5,231,219.12	16,587,263.81	256,991.74	8,850,396.74	7,736,867.07	46.64%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	6,158,058.19	86,070.87	10,867,321.85	4,709,263.66	-76.47%
Report Surplus (Deficit):	1,298,102.88	6,158,058.19	86,070.87	10,867,321.85	4,709,263.66	-76.47%

Budget Report

For Fiscal: 2021-2022 Period Ending: 09/30/2022

Group Summary

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	3,789,966.00	3,789,966.00	337,512.61	3,422,254.76	-367,711.24	9.70%
460 - Interest Income	6,000.00	6,000.00	0.00	20,319.95	14,319.95	238.67%
480 - Miscellaneous Income	2,733,356.00	2,733,356.00	5,550.00	59,143.88	-2,674,212.12	97.84%
490 - Transfers In & Other Financing Sources	0.00	16,216,000.00	0.00	16,216,000.00	0.00	0.00%
Revenue Total:	6,529,322.00	22,745,322.00	343,062.61	19,717,718.59	-3,027,603.41	13.31%
Expense						
510 - Personnel Services	407,264.00	407,276.56	31,779.94	376,084.57	31,191.99	7.66%
520 - Supplies	11,400.00	11,400.00	684.91	7,869.70	3,530.30	30.97%
540 - Materials for Maintenance	8,000.00	14,758.00	125.00	13,333.49	1,424.51	9.65%
560 - Contractual Services	1,620,292.00	6,176,175.00	39,608.50	2,992,282.43	3,183,892.57	51.55%
570 - Debt Service & Capital Replacement	1,009,263.12	5,834,936.09	102,666.47	5,379,321.12	455,614.97	7.81%
580 - Capital Outlay	2,175,000.00	4,142,718.16	82,126.92	81,505.43	4,061,212.73	98.03%
Expense Total:	5,231,219.12	16,587,263.81	256,991.74	8,850,396.74	7,736,867.07	46.64%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	1,298,102.88	6,158,058.19	86,070.87	10,867,321.85	4,709,263.66	-76.47%
Report Surplus (Deficit):	1,298,102.88	6,158,058.19	86,070.87	10,867,321.85	4,709,263.66	-76.47%

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	6,158,058.19	86,070.87	10,867,321.85	4,709,263.66
Report Surplus (Deficit):	1,298,102.88	6,158,058.19	86,070.87	10,867,321.85	4,709,263.66

Wylie Economic Development Corporation
Statement of Net Position
As of September 30, 2022

Assets

Cash and cash equivalents	\$ 10,759,265.33	
Receivables	\$ 40,000.00	Note 1
Inventories	\$ 16,271,495.53	
Prepaid Items	\$ -	
Total Assets	\$ 27,070,760.86	

Deferred Outflows of Resources

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

Liabilities

Accounts Payable and other current liabilities	\$ 10,983.38	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 41,905.26	Note 3
Due in more than one year	\$ 16,255,182.25	
Total Liabilities	\$ 16,309,270.89	

Deferred Inflows of Resources

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

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 10,791,735.11	
Total Net Position	\$ 10,791,735.11	

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

Note 2: Deposits from rental property

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

Balance Sheet

Account Summary

As Of 09/30/2022

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,743,781.17
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	40,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,189,368.61
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	660,793.66
	Total Assets:	27,635,943.44
		<u>27,635,943.44</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	593.47
111-2000-20117	TMRS PAYABLE	0.00
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	9,749.76
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	6.45
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	211.70
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	157.50
111-2000-20210	ACCOUNTS PAYABLE	95.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	660,793.66
111-2000-20810	DUE TO GENERAL FUND	0.00

Balance Sheet

Account	Name	Balance
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	672,819.54

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		19,717,718.59
Total Expense		8,850,396.74
Revenues Over/Under Expenses		10,867,321.85
	Total Equity and Current Surplus (Deficit):	26,963,123.90
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>27,635,943.44</u>

As Of 09/30/2022

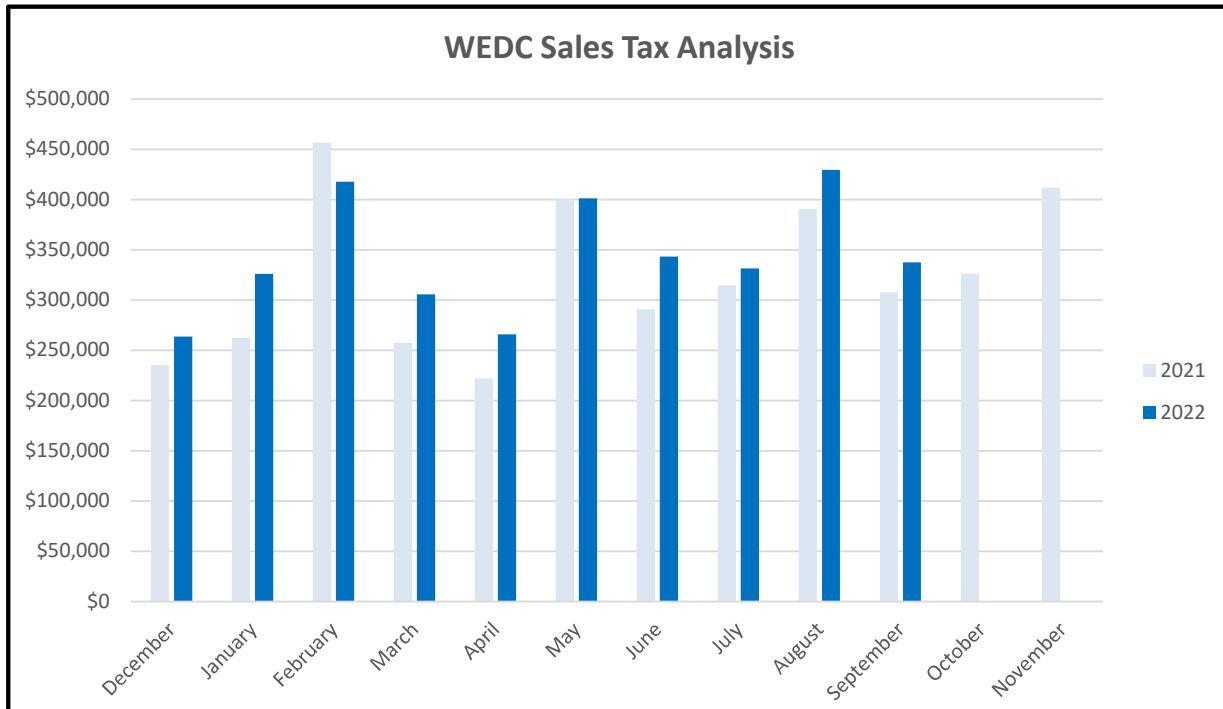
Balance Sheet

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	0.00
922-2000-28220	BIRMINGHAM LOAN	0.00
922-2000-28230	INWOOD LOAN	0.00
922-2000-28232	ANB LOAN/EDGE	0.00
922-2000-28233	ANB LOAN/PEDDICORD WHITE	0.00
922-2000-28234	ANB LOAN/RANDACK HUGHES	0.00
922-2000-28235	ANB LOAN	0.00
922-2000-28236	ANB CONSTRUCTION LOAN	0.00
922-2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	0.00
922-2000-28238	ANB LOAN/BUCHANAN	0.00
922-2000-28239	ANB LOAN/JONES:HOBART PAYOFF	0.00
922-2000-28240	HUGHES LOAN	0.00
922-2000-28242	ANB LOAN/HWY 78:5TH ST REDEV	0.00
922-2000-28245	ANB LOAN/DALLAS WHIRLPOOL	0.00
922-2000-28246	GOVCAP LOAN/KIRBY	7,846,537.60
922-2000-28247	JARRARD LOAN	144,081.16
922-2000-28248	GOVCAP LOAN/SERIES 2022	8,067,548.32
922-2000-28250	CITY OF WYLIE LOAN	0.00
922-2000-28260	PRIME KUTS LOAN	0.00
922-2000-28270	BOWLAND/ANDERSON LOAN	0.00
922-2000-28280	CAPITAL ONE CAZAD LOAN	0.00
922-2000-28290	HOBART/COMMERCE LOAN	0.00
922-2000-29150	NET PENSION LIABILITY	185,989.17
922-2000-29151	SDBF LIABILITY	11,026.00
	Total Liability:	16,297,087.51
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		-16,216,000.00
Total Expense		-5,041,123.51
Revenues Over/Under Expenses		-11,174,876.49
	Total Equity and Current Surplus (Deficit):	-16,266,842.37
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>30,245.14</u>

**Wylie Economic Development Corporation
SALES TAX REPORT
September 30, 2022**

BUDGETED YEAR

MONTH	FY 2019	FY 2020	FY 2021	FY 2022	DIFF 21 vs. 22	% DIFF 21 vs. 22
DECEMBER	\$ 214,867.15	\$ 226,663.94	\$ 235,381.33	\$ 263,577.66	\$ 28,196.33	11.98%
JANUARY	\$ 223,749.61	\$ 218,520.22	\$ 262,263.52	\$ 326,207.92	\$ 63,944.40	24.38%
FEBRUARY	\$ 307,366.66	\$ 362,129.18	\$ 456,571.35	\$ 417,896.79	\$ (38,674.56)	-8.47%
MARCH	\$ 208,222.32	\$ 228,091.34	\$ 257,187.91	\$ 305,605.50	\$ 48,417.59	18.83%
APRIL	\$ 182,499.53	\$ 203,895.57	\$ 221,881.55	\$ 265,773.80	\$ 43,892.25	19.78%
MAY	\$ 274,299.18	\$ 289,224.35	\$ 400,371.70	\$ 401,180.20	\$ 808.50	0.20%
JUNE	\$ 234,173.88	\$ 239,340.35	\$ 290,586.92	\$ 343,371.26	\$ 52,784.34	18.16%
JULY	\$ 215,107.94	\$ 296,954.00	\$ 314,559.10	\$ 331,432.86	\$ 16,873.76	5.36%
AUGUST	\$ 283,602.93	\$ 325,104.34	\$ 390,790.76	\$ 429,696.16	\$ 38,905.40	9.96%
SEPTEMBER	\$ 243,048.40	\$ 259,257.89	\$ 307,681.15	\$ 337,512.61	\$ 29,831.46	9.70%
OCTOBER	\$ 224,875.38	\$ 249,357.02	\$ 326,382.38	\$ -	\$ -	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	\$ 3,422,254.75	\$ 284,979.47	10.99%
Total	\$ 2,920,137.37	\$ 3,283,492.09	\$ 3,875,470.98	\$ 3,422,254.75	\$ 284,979.47	10.99%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SisTx receipts are then accrued back 2 months.
Example: September SisTx Revenue is actually July SisTx and is therefore the 10th allocation in FY22.

Wylie Economic Development Corporation

10/19/2022 Item B.

Inventory Subledger (Land) September 30, 2022

	Property	Purchase Date	Address	Acreage	Improvements	Cost Basis	Sub-totals	
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	\$ - n/a	\$ 202,045.00		
	Heath	12/28/05	706 Cooper	0.4640	\$ 32,005.00 3,625	\$ 186,934.22		
	Perry	9/13/06	707 Cooper	0.4910	\$ - n/a	\$ 200,224.00		
	Bowland/Anderson	10/9/07	Cooper Dr.	0.3720	\$ - n/a	\$ 106,418.50		
	Duel Products	9/7/12	704 Cooper Dr.	0.5000	\$ - n/a	\$ 127,452.03		
	Randack	10/23/12	711-713 Cooper Dr.	1.0890	\$ 217,500.00 8,880	\$ 400,334.00		
	Lot 2R3	7/24/14	Cooper Dr.	0.9500	\$ - n/a	\$ 29,056.00	\$ 1,252,463.75	
Regency Dr.	Regency Pk.	6/4/10	25 Steel Road	0.6502	\$ - n/a	\$ 25,170.77	\$ 25,170.77	
Commerce Dr.	Hobart Investments	11/12/13	Commerce	1.6000	\$ - n/a	\$ 156,819.50		
	Hobart	1/6/14	605 Commerce	1.0650	\$ 396,263.00 20,000	\$ 386,380.00		
	Dallas Whirlpools	11/22/16	900-908 Kirby	4.7600	\$ 128,925.00 9,000	\$ 2,182,080.30		
	City of Wylie	10/22/21	802 Kirby	4.7900	\$ - n/a	\$ 3,000,000.00	\$ 5,725,279.80	
Downtown	Heath	3/17/14	104 N. Jackson	0.1720	\$ - n/a	\$ 220,034.00		
	Udoh	2/12/14	109 Marble	0.1700	\$ - n/a	\$ 70,330.00		
	Peddicord	12/12/14	100 W. Oak St	0.3481	\$ 155,984.00 4,444	\$ 486,032.00		
	City Lot	12/12/14	108/110 Jackson	0.3479	\$ - n/a			
	Jones (K&M)	9/3/15	106 N. Birmingham	0.2100	\$ 42,314.00 4,125	\$ 190,596.10		
	Pawn Shop/All The Rave	1/7/22	104 S. Ballard	0.0860	\$ 5,420.00 1,885	\$ 475,441.20		
	FBC Lot	6/15/16	111 N. Ballard St	0.2000	\$ - n/a	\$ 150,964.00		
	FFA Village	1/7/18	102. N. Birmingham	0.1700	\$ - n/a	\$ 99,804.00		
	Boyd	7/28/21	103 S. Ballard	0.0760	\$ 49,231.00 Demo	\$ 328,792.20		
	Keefer	10/27/21	401 N Keefer Dr	0.4890	\$ 83,084.00 Demo	\$ 237,951.39		
	Parupia	8/19/22	200 W Brown	0.0770	\$ - Demo	\$ 159,325.57		
	UP Lot	9/30/22	UP Lot	0.4760	\$ - 832	\$ 82,126.92	\$ 2,501,397.38	
Alanis Dr.	White Property	12/12/14	Alanis	6.6328	\$ - n/a	\$ 420,336.00	\$ 420,336.00	
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.1190	\$ - n/a	\$ 409,390.00		
	Murphy	3/7/19	701 S. Ballard	0.2000	\$ 115,724.00 1,312	\$ 172,487.04		
	Marlow	3/31/22	305 S. Ballard	0.1865		\$ 185,457.52		
	Bralely	7/22/19	503 S. Ballard	0.2558	\$ - n/a	\$ 177,397.96	\$ 759,275.00	
Squire Dr.	Gallagher	3/14/18	Squire-lot 2-4	2.6720	\$ 100,404.00 6,000	\$ 573,844.35	\$ 573,844.35	
Brown & 78	Turner	12/5/18	504 E. Brown	1.0220	\$ - n/a	\$ 308,179.81		
	Wallace	12/18/18	502 E. Brown	0.1870	\$ 24,637.00 Demo	\$ 204,775.00		
	Karan	12/28/18	300 E. Brown	2.3866	\$ - n/a	\$ 1,250,391.20		
	O'Donald	1/7/19	410 E. Brown	0.1870	\$ 64,421.00 Demo	\$ 177,043.75		
	Weatherford	2/12/19	303 Marble	2.1740	\$ - n/a	\$ 757,488.00		
	Brothers JV	2/26/19	306 & 308 N. 2nd Street	0.3770	\$ - n/a	\$ 145,923.04		
	Pulliam	2/27/19	300 N. 2nd Street	0.2570	\$ 122,764.00 1,364	\$ 218,472.20		
	Swayze	4/18/19	208 N. 2nd Street	0.2580	\$ - n/a	\$ 187,501.40		
	Swayze	5/9/19	204 N. 2nd Street	0.2580	\$ - n/a	\$ 187,658.20		
	Kreymer	10/9/19	302 N. 2nd Street	0.1290	\$ 72,609.00 1,386	\$ 187,941.76		
	KCS	11/22/19	Hwy 78 Frontage	2.5363	\$ - n/a	\$ 674,110.20		
	City of Wylie	5/14/20	ROW Purchase/Alleys	1.8800	\$ - n/a	\$ 81,713.00		
	Collin County	5/7/20	SWC Hwy 78 & Marble	0.3590	\$ - n/a	\$ 75,964.20		
	Collin County	5/7/20	414 S. 2nd Street (NWC Hwy 78 &	1.2260	\$ - n/a	\$ 296,152.20		
	TxDOT	2/21/21	SWC Hwy 78 & Brown	0.2209	\$ - n/a	\$ 78,540.00	\$ 4,831,853.96	
	Total				44.5521	\$ 1,611,285.00	63,861	\$ 16,275,078.53

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

September 30, 2022

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	BUDGETED YEAR					REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026				
CSD WOODBRIDGE	\$ 1,100,000.00	\$ 140,000.00	\$ 43,926.07	\$ -	\$ -	\$ -	\$ 43,926.07	\$ 916,073.93	\$ 1,100,000.00	A
BALLERS ELITE- THE LAB, LLC	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	
DW WYLIE	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	
CBC PROPERTY HOLDINGS	\$ 50,000.00	\$ 13,140.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 38,140.34	
SAVANNAH WOODBRIDGE	\$ 90,000.00	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 90,000.00	
CARDINAL STRATEGIES	\$ 106,800.00	\$ 16,933.00	\$ 24,934.00	\$ -	\$ -	\$ -	\$ 24,934.00	\$ 49,433.00	\$ 91,300.00	
AVANTI, LLC	\$ 120,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 60,000.00	\$ 120,000.00	
GDA INVESTMENTS	\$ 30,500.00	\$ 20,000.00	\$ 10,500.00	\$ -	\$ -	\$ -	\$ 10,500.00	\$ -	\$ 30,500.00	
LUV-ROS	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 10,000.00	B
AMERICAN ENTITLEMENTS I	\$ 33,000.00	\$ 33,000.00	---	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000.00	C
NORTH DALLAS WYLIE LAND	\$ 120,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 40,000.00	\$ 60,000.00	\$ 120,000.00	
AXL	\$ 65,000.00	\$ 46,500.00	\$ 9,250.00	\$ 9,250.00	\$ -	\$ -	\$ 18,500.00	\$ -	\$ 65,000.00	
FUEL CITY	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 500,000.00	\$ -	\$ 500,000.00	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ -	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00	\$ -	\$ 35,000.00	
	<u>\$ 2,295,300.00</u>	<u>\$ 404,573.34</u>	<u>\$ 678,610.07</u>	<u>\$ 29,250.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 672,860.07</u>	<u>\$ 1,155,506.93</u>	<u>\$ 2,232,940.34</u>	

Recently Paid - Balance Sheet needs to be updated

Deferred Out Flow \$ 648,934.00

A. SLSTX Reimbursement Qrtly Pmnts

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

C. Performance Agreement Requirements were met. Removed the future obligation from FY23.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 19, 2022; Item Number: DS1; Prepared By: Jason Greiner; Account Code: ; Date Prepared: 10-13-22; Exhibits: 4

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

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

Discussion: WEDC Property Update: Property Management (Staff working with property management team and legal regarding 104 S Ballard; Notice to vacate letters have been sent to the tenants leasing at 106 N Birmingham, 605 Commerce (200, 201, & 204), and 908 Kirby); Property- UP Lot/N Keefer (City Council approved the change of zoning for 401 N Keefer from Downtown Historic-Residential only to allow for commercial and/or residential uses on Feb 22; The UP Lot will have to go through the same process (at HRC, P&Z, & CC); WEDC closed on the UP property on September 30th; Request for zoning change to allow commercial on the west side of the RR tracks will be reviewed by HRC on October 27th); Property- 200 W Brown (Closing took place on 8-19-22; Due to a recent change in Zoning Ordinance, staff will now need to bring the subject of demolition of this structure to the Historic Review Commission on October 27th; If approved, staff anticipates Police & Fire Training in Dec or Jan with demolition prior to February 1st); Downtown Parking: - No Update, meeting request has been sent (The new site plan was initially reviewed with Engineering, but the biggest issue is detention & drainage; Downtown Thoroughfare and Drainage Studies may need to be completed prior to moving forward with construction; Staff is working with the UP representative to obtain the ILA for the City of Wylie).

- Ongoing coordination by KH with railroad to park in the excess ROW. Once Downtown master drainage study and thoroughfare plan are complete, KH to provide proposal to plan and design additional parking Downtown.

Engineering Report:

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

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

Water Line Relocation- State Hwy 78/Brown

- Dowager has installed the new pipe and completed the boring under Brown St..
- Staff has a project meeting next Wednesday to discuss the next steps and prepare for shut down. Dowager anticipates being able to shut down during the 3rd or 4th week of November.
- Excavation and removal of the old line would begin once the new line is up and operational.
- Completion Date: Dec, exact date is TBD.

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

- EC has contracted with Sunbelt Industrial Services to remove the contaminated soil and plug and abandon the remaining groundwater sampling wells. EC waiting on TCEQ’s assignment of our new project manager prior to removing the soils. Once they clearly outline the process with the new project manager, EC will coordinate with Sunbelt to get start date and being digging and hauling off the materials.
- Once these tasks are done, EC will be complete with all groundwork at the site unless TCEQ requests additional tasks, which is not believed to be likely.
- A Response Action Effectiveness Report (RAER) that details the remediation done at the site will be completed after soil removal and EC will apply for a certificate of closure. This timeline is dependent on how long TCEQ takes to review the APAR and RAER and if they request any additional work done at the site.
- Completion Date: EOY or early 2023

Flood Study- Hooper/Steel (KH)

- Cardinal flood study review is complete.
- Currently compiling recommendations on drainage/detentions improvements – expected to be complete this week.
- Next Steps: Review the recommendations and consider options

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

- Ongoing coordination underway with the adjacent property owners on the proposed drainage and sanitary sewer easement.
- Ultimately need to decide whether or not to proceed with floodplain reclamation. Sanitary sewer service and water loop will be required regardless of what type of user develops on the property.
- Sanitary sewer design, water line design, easement staking and tree survey on hold until easement location is finalized.

Upcoming Events:

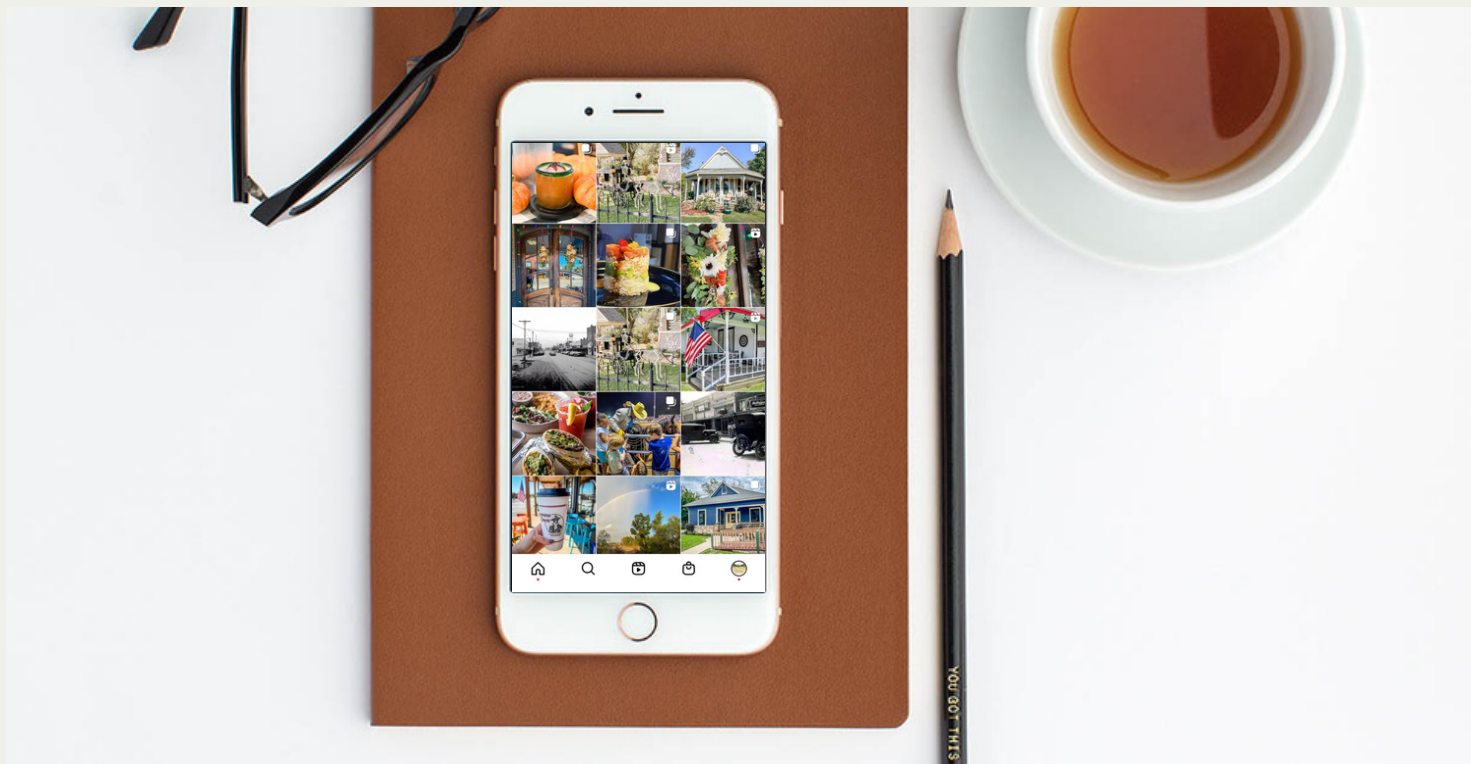
- City Council Apprenticeship Week Proclamation- Nov 8
- City Council Entrepreneur’s Day/Month Proclamation- Nov 8
- City Council Small Business Saturday Proclamation- Nov 8
- Hiring Red, White, & You! Veterans Hiring Event – Nov 10
- Veteran’s Day – Nov 11
- Raytheon Apprenticeship Signing Day- Nov 14
- Entrepreneur’s Expo – Nov 15
- Collin Leadership Policy Summit – Nov 16
- Please see the attached Marketing Calendar for the full list of upcoming events

WEDC Activities/Programs:

- TEDC Sales Tax Workshop on September 16
- Legislative Dinner took place on September 22
- Chamber of Commerce Luncheon- State of WISD and Collin College took place on September 27
- MFG Day Proclamation took place on September 27
- BRE Updates:
 - 3 BRE visits were conducted this month.
 - MFG Day Kickoff & Community Event – October 7
 - MFG Day Tours – 5 Additional Tours Scheduled for the Remainder of the Month
 - Registered Apprenticeship Program has been completed and certified by DOL. Signing Ceremony planned for November 14th .
- Sales tax revenues for the month of September are up 6.08%
- Overall sales tax revenues for FY22 are up 10.54%
- Please see the attached quarterly social media reports.

DISCOVER WYLIE

Q3 reporting



 @DISCOVERWYLIE
7/1/2022 - 9/30/2022

OVERVIEW & STRATEGIES

@DiscoverWylie

Report Time Period: 7/1/2022 - 9/30/2022

Goals for this Quarter

- > Continue to grow and strengthen a social media presence on Instagram.
- > Increase engagement and shares.
- > Continue using reels
- > Continue testing different content to see what resonates with followers.
- > Launch blog

STRATEGIES APPLIED THIS QUARTER

- Created story highlights.
- Consistently sharing "Wylie this Week" posts with local events.
- Continued posting original reels.
- Shared local historical photos and facts.
- Engaged with followers through polls, questions, and quizzes in stories.
- Shared relevant follower content to stories (for example, resharing reels or posts created by locals who tagged the @DiscoverWylie account)
- Launched Discover Wylie blog!

STRATEGIES TO APPLY NEXT QUARTER

- Continue posting stories with opportunities for followers to engage.
- Continue sharing local history and interesting Wylie facts to the feed and stories.
- Offer photo shoots to businesses around social media promotions (for example, upcoming Cinco de Mayo promotion for blog and social media)
- Encourage followers to tag @DiscoverWylie and use #DiscoverWylie hashstg so we can share their content.
- Reels, reels, reels!
- Consistent blog posts with shares across social
- Start using Facebook stories

INSTAGRAM REPORT

@DiscoverWylie

Report Time Period: 4/1/2022 - 6/30/2022

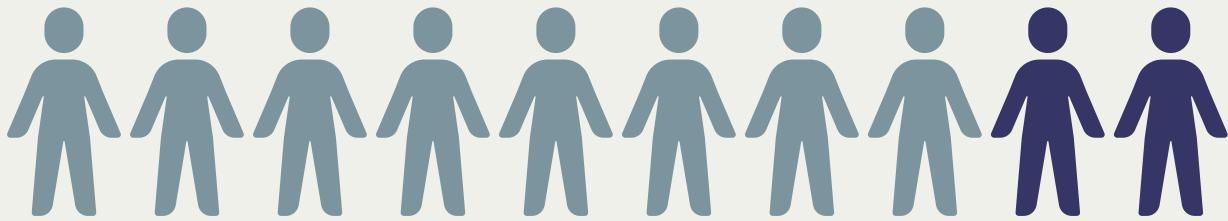
889
TOTAL FOLLOWERS

202
NEW FOLLOWERS

+29.4%
PREVIOUS PERIOD

ENGAGEMENT	2,700	+22%
REACH	22,900	+6%
CONTENT INTERACTIONS	2,800	+9%
NON-FOLLOWER REACH	24,100	+50%

AUDIENCE FEMALE / MALE

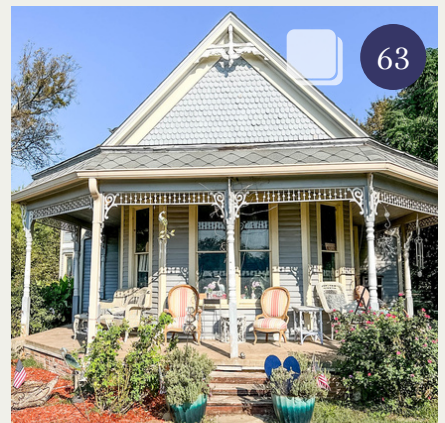
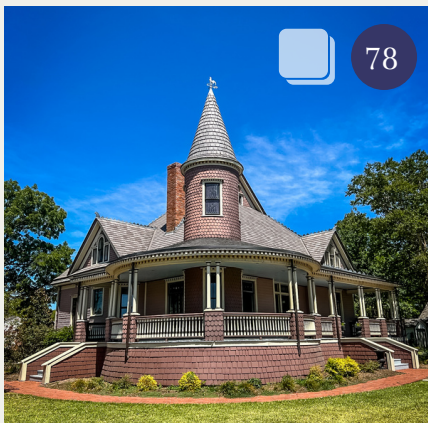


AUDIENCE LOCATION

- WYLIE 46%
- SACHSE 7%
- MURPHY 5%
- GARLAND 4%
- NEVADA 4%

REMAINING AUDIENCE SPREAD ACROSS OTHER CITIES, STATES, AND COUNTRIES

TOP POSTS BY LIKES



INSTAGRAM HIGHLIGHTS

@DiscoverWylie

Report Time Period: 7/1/2022 - 9/30/2022

@DiscoverWylie Q3 WINS

Content Impressions: 51,651 +12%

THE REEL REPORT



Our most popular reel this quarter was the behind-the-scenes reel at Deanan Popcorn. It received 267 likes and was seen by more than 7,000 NON-FOLLOWER accounts.

Our reels had 1,156 interactions, which is a 708% increase from the previous quarter.

Reels received:

- 850 likes
- 23 comments
- 29 saves
- 71 shares

FACEBOOK REPORT

@DiscoverWylie

Report Time Period: 7/01/2022 - 9/30/2022

18,722

TOTAL FOLLOWERS

-30

NET NEW FOLLOWERS

We have over 200 new likes, but as engagement increases and more people are seeing our content, we are losing some of the "paid" followers from the campaign many years ago.

	Q3	Q2	CHANGE
ENGAGEMENT	4,200	3,000	+30%
REACH	49,284	41,900	+18%

AUDIENCE FEMALE / MALE



LINK CLICKS: 516

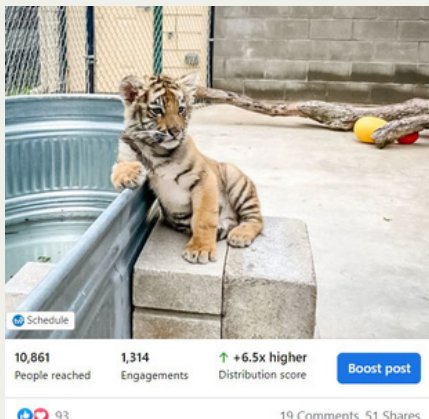
COMMENTS: 615

POST SHARES: 319

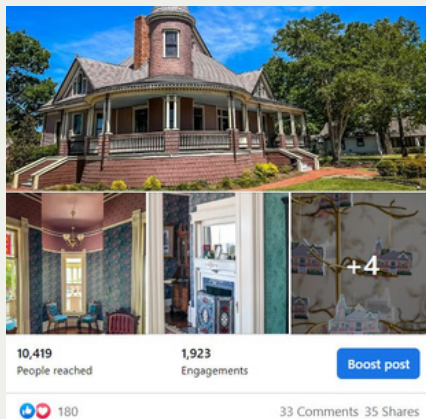
REACTIONS: 3,322

THESE ARE ALL INCREASES OVER LAST QUARTER

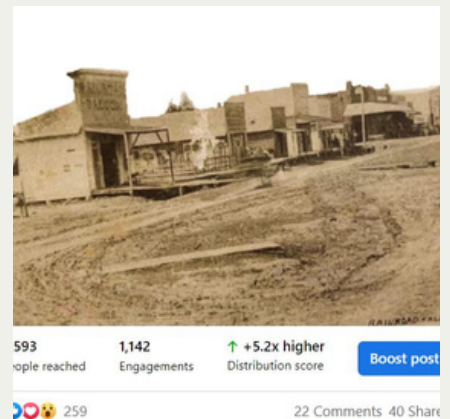
TOP PERFORMING POSTS



Everyone loves InSync. They are a great non-profit to engage with.



The community is very interested in Wylie's history and in particular, this house!



Here is another example of a historical post that everyone loved seeing and talking about.

JULY- SEPT 2022

Q3 REPORT



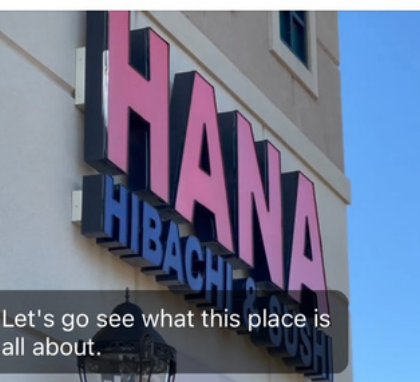
SPEAK LOUD
MEDIA

WYLIE ECONOMIC
DEVELOPMENT

THE CONTENT



- Tons of options: Machines, Cardio, Free Weights, Runnir ... See more



Let's go see what this place is all about.

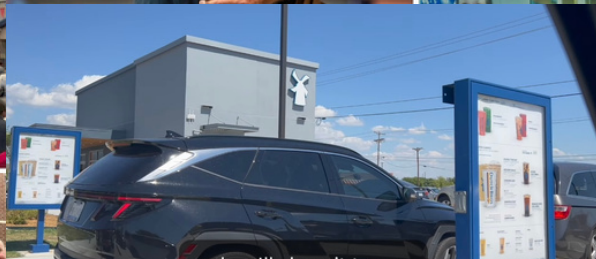


ops! Gather the kids and grandkids up and go Runs tomorrow through October 31st!

about a week! Today we are checking out [Munchies](#) right by Mijas and Pizza Hut! Elote, Nachos, Waffles,... See more



D.J. SHIRLEY



or services from laser hair removal, hydraracials, peels, and a ton more.. Want a good laugh?? Check out me getting a hydrafacial!



LIVE.
LOVE
YLI

THE
NUMBERS

113K IMPRESSIONS

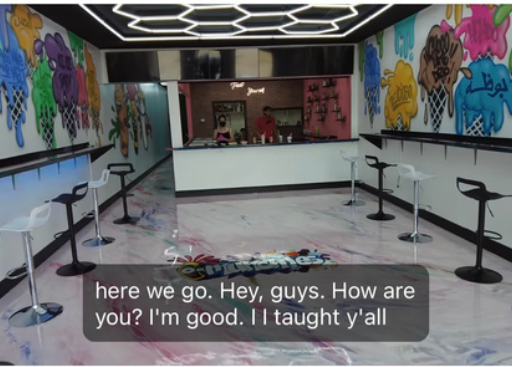
53K AVERAGE REACH PER VIDEO

5K ACTIONS TAKEN TO BUSINESS PAGES

TOP PERFORMERS

Speak Loud Media
 Aug 8 · 🌐

W WYLIE SPOT** Got y'all a sneak peek, they open next week! Today we are checking out [Munchies](#) right in Wylie. We got [Tijias](#) and [Pizza Hut](#)! Elote, Nachos, Waffles,... See more



here we go. Hey, guys. How are you? I'm good. I taught y'all

[See insights and ads](#) [Boost post](#)

👍 266 164 comments 177 shares 18.8K views

New Business

Speak Loud Media is at **Landon Winery Wylie.** ***
 Jul 12 · Wylie · 🌐

Thank you to the Wylie Downtown Merchants for having us in this morning to roll out the Social Media Rescue program! Can't wait to get the program start... See more



Growing Business

www.WylieRodeo.com or visit [Wylie Rodeo](#) for more info!



Captions are Auto-Generated

[See insights and ads](#) [Boost post](#)

Event Promo

TESTIMONIALS

DJ, I can't say thank you enough. We hoped we would see community support opening up but the response has been incredible, we saw a huge increase in calls after your video went up, the shares on it were a game changer, thank you so much for spotlighting us!

The video! We have had a line at the door since the video came out. We shared it just like you recommended. Our page following jumped over 500 in two days!

The video! We have had a line at the door since the video came out. We shared it just like you recommended. Our page following jumped over 500 in two days!

GROWTH STRATEGY

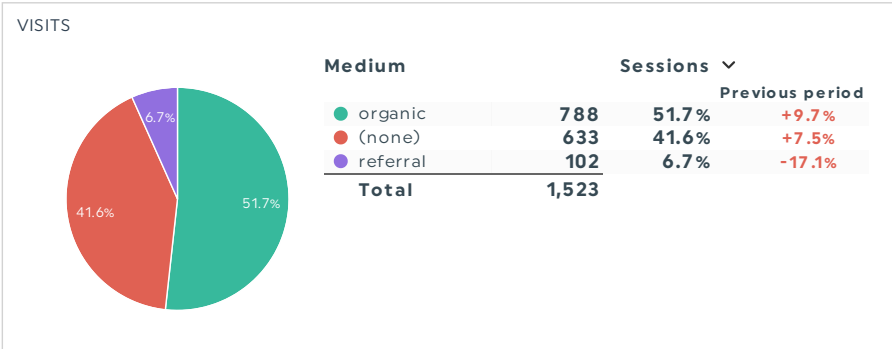
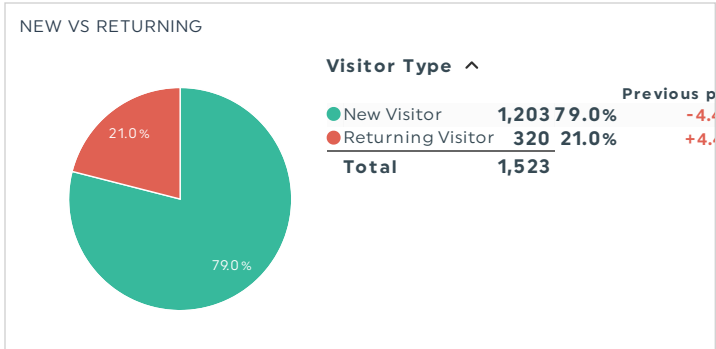
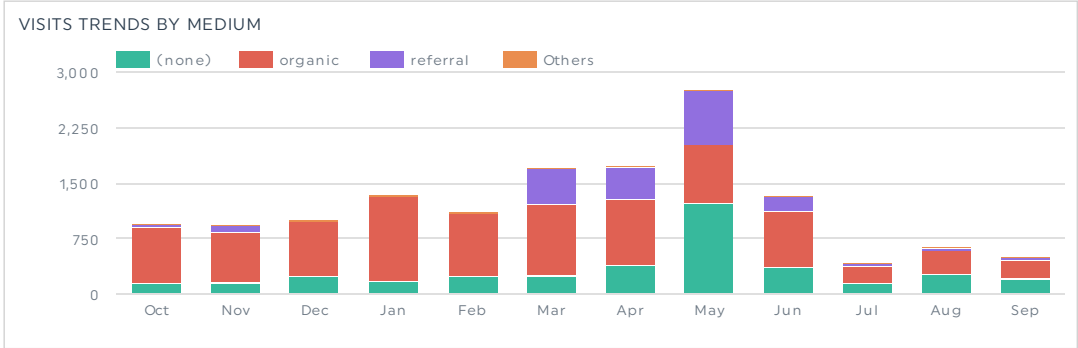
What's Next?

We have launched our tourism brand on multiple platforms including Youtube and TikTok to further the reach. We have been accepted into new community groups in nearby areas. We will be able to share the local Wylie content onto those platforms and pages to continue to see the reach grow.

The more reach we have the larger the impact. We have proven that by driving this content into nearby areas the individuals living in those areas will visit Wylie to explore these highlighted businesses and attractions.

We project reach and views to double over the next six months.

WEBSITE TRAFFIC OVERVIEW



TOP SOURCES/MEDIUM (VISITS)

Source / Medium	Visits
google / organic	715
(direct) / (none)	633
bing / organic	45
discoverwylie.com / referral	20
yahoo / organic	15
wylieedc.giswebtechguru.com / refer...	14
wylietexas.gov / referral	13
duckduckgo / organic	9
l.facebook.com / referral	9
wylieedc.leia.edsuite.com / referral	8

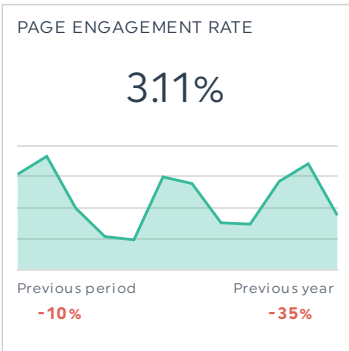
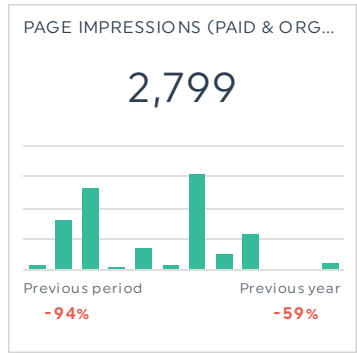
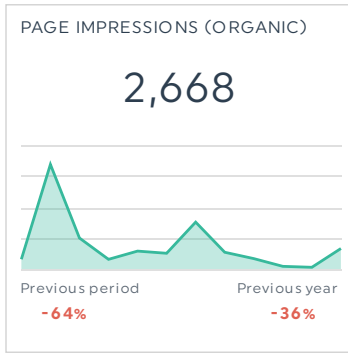
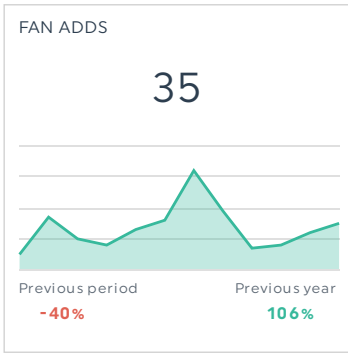
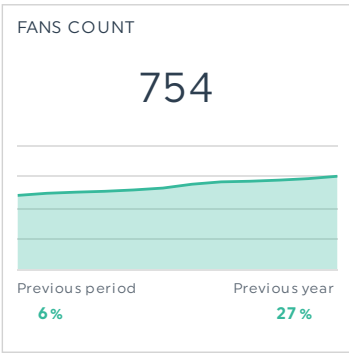
TOP CITIES (VISITS)

City	Sessions
Wylie	289
(not set)	256
Dallas	182
Boardman	104
Longview	63
Columbus	53
Ashburn	51
Chicago	46
Plano	25
Moscow	18

TOP PAGES BY PAGEVIEWS

Page Path	Pageviews
/	869
/about-us/meet-the-staff	226
/site-selection/recent-developments	127
/site-selection/demographics	109
/news/dcu-inc-expand-wylie	101
/site-selection/retail-in-wylie	99
/site-selection/major-employers	87
/about-us/meetings-and-agendas	74
/about-us/latest-news	52
/about-us/contact-us	51

FACEBOOK INSIGHTS



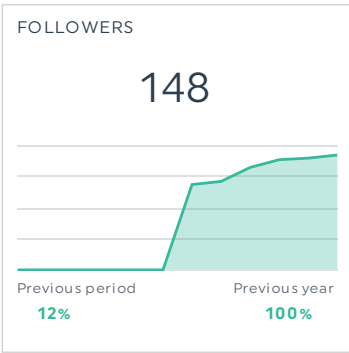
TOP POSTS BY IMPRESSIONS

Post	Impressions
● Did you know the world leader in auto and truck air compressor design and manufacturing is loca...	211
● Happy 4th of July from all of us at Wylie EDC! #IndependenceDay (id: 153940454642753_4371924...	155
● Happy Labor Day to all the hardworking men and women out there! Hope you enjoy your day off...	132
● This is awesome! (id: 153940454642753_504770534992328)	102
● Such smart kids!! (id: 153940454642753_488763139926401)	74
● (id: 153940454642753_485436030259112)	68
● It's official - we kicked off Manufacturing Day/Month with the Proclamation from last night! 2022...	54
● Timeline photos (id: 153940454642753_488764039926311)	51

TOP POSTS BY ENGAGEMENT RATE (WITH IMAGE)

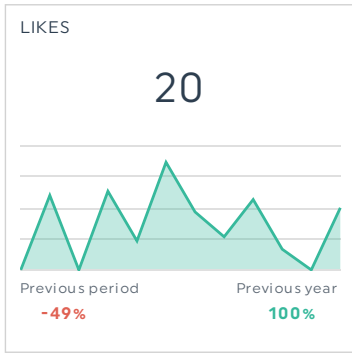
Post With Image	Engagement Rate	Total Reactions	Post Comments	Post Shares
(id: 153940454642753_485436030259112)	6.15%	1	0	0
It's official - we kicked off Manufacturing Day/Month with the Proclamation from last night! 2022 Manufacturing Day activities are coming and we are thankful to those businesses who were able	5.56%	1	0	1
This is awesome! (id: 153940454642753_504770534992328)	4.00%	0	0	1
Happy Labor Day to all the hardworking men and women out there! Hope you enjoy your day off. (id: 153940454642753_484375423698506)	3.17%	3	0	1
Did you know the world leader in auto and truck air compressor design and manufacturing is located in Wylie? Here is your chance to take a tour of Sanden International - USA Inc. and see	2.90%	3	0	1
Happy 4th of July from all of us at Wylie EDC! #IndependenceDay (id: 153940454642753_437192411750141)	2.10%	1	0	0
Timeline photos (id: 153940454642753_488764039926311)	2.04%	1	0	0
Such smart kids!! (id: 153940454642753_488763139926401)	0.00%	0	0	0

INSTAGRAM INSIGHTS



FOLLOWERS BY AGE GENDER

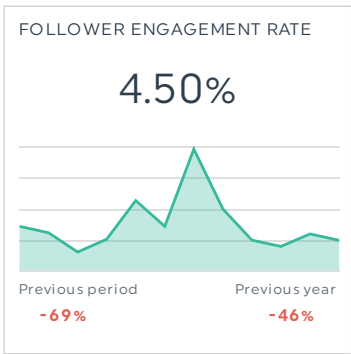
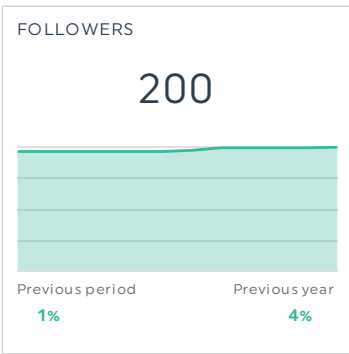
Age Gender	Followers
F.35-44	23
U.35-44	22
M.35-44	21
F.45-54	12
F.25-34	11
F.55-64	10
U.25-34	8
U.45-54	8
M.45-54	6
F.18-24	4



PERFORMANCE BY POST

Post Name	Engagement	Impressions	Reach	Engagement Rate
Did you know the world leader in auto and truck air compressor design and manufacturing is located in Wylie? Here is your chance to take a tour of Sanden International - USA Inc. and see how its products are made, Friday, Oct. 7, 4 pm - 6:30 pm, in celebration of Manufacturing Day 2022. Book your reservation here: https://waitwhile.com/welcome/sandentour-mfgday22 Each person must have It's official - we kicked off Manufacturing Day/Month with the Proclamation from last night! 2022 Manufacturing Day activities are coming and we are thankful to those businesses who were able to accommodate in-person tours this year as well as those who have assisted in filming the virtual sessions. This interaction provides our Wylie ISD students with a very realistic look at the world Happy 4th of July from all of us at Wylie EDC! #IndependenceDay	6	63	55	9.52%
Happy Labor Day to all the hardworking men and women out there! Hope you enjoy you day off.	6	50	46	12.00%
	5	35	30	14.29%
	4	46	38	8.70%
Total	21	194	169	10.82%

TWITTER INSIGHTS

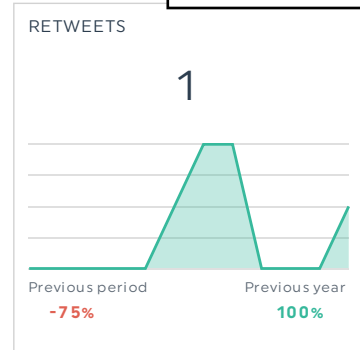
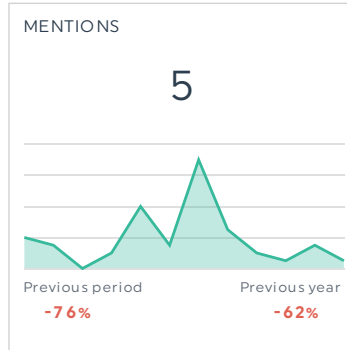


TOP MENTIONS BY FOLLOWERS COUNT

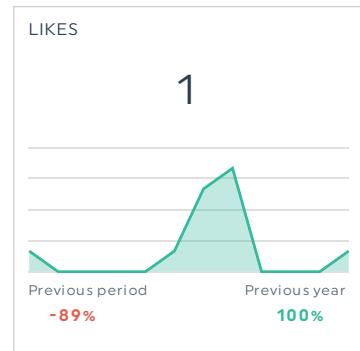
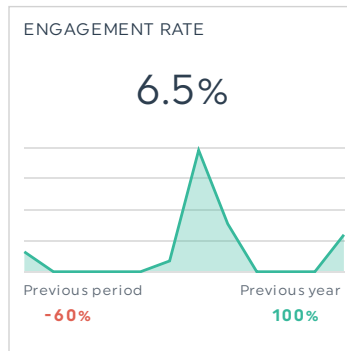
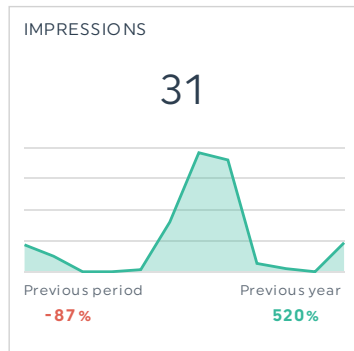
There is no data for this period

TOP RETWEETED POSTS


Post	Count
● RT @MfgDay: Hundreds of manufacturers across the U.S. ...	8
● RT @collincollege: We are very grateful and honored to h...	1
● We kicked off Manufacturing Day w/the Proclamation! 2...	1

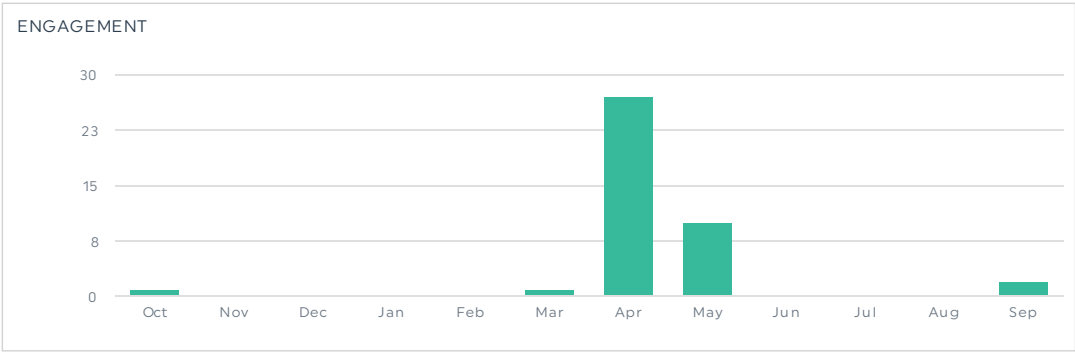


LINKEDIN INSIGHTS



TOP POSTS BY ENGAGEMENT RATE (WITH IMAGE)

Post with image	Engagement Rate	Likes	Clicks
 <p>It's official - we kicked off Manufacturing Day/Month with the Proclamation from last night! 2022 Manufacturing Day activities are coming and we are thankful to those businesses who were able to accommodate in-person tours this year as well as those who have assisted in...</p>	4.3%	1	1
Total	4.3%	1	1



REBUSINESS ONLINE
published by France Media Inc.

INLAND **\$53 BILLION PURCHASED**
Apts, Self-Storage, Medical Office, Mobile Homes, 7-11, Grocery Centers, Senior Housing
630.218.4948
[CLICK HERE](#)

Collin County, Texas Economy Evolves, Diversifies as New Commercial Users Emerge

Posted on August 31, 2022 by Taylor Williams in Market Reports, Texas, Texas Market Reports



Pictured is a rendering of one of the amenity centers within a subdivision of Legacy Hills, a 3,200-acre development in Celina. In addition to 7,000 single-family homes, the development will house more than 4,000 multifamily units, 100 acres of commercial space and multiple other outdoor features and uses, all of which are designed to meet the needs of Collin County's rapidly growing population.

INLAND **\$53 BILLION PURCHASED**
Apts, Self-Storage, Medical Office, Mobile Homes, 7-11, Grocery Centers, Senior Housing
630.218.4948
[CLICK HERE](#)

Taylor **ONLINE REAL ESTATE AUCTION**
Commercial Acreage MADISON COUNTY, MS
WED., NOV. 2, 2022 @ 12 PM
209.9± Acres Selling in 5 Tracts
TaylorAuction.com • 662.226.2080
AUCTION LICENSE MS: BENNY - 178; RUTHIE - 1181. MS REAL ESTATE LICENSES: FIRM - 13593; BENNY - B14632; RUTHIE - B11043; SHEA - 851108

Borrow and Build With Confidence
Trez Capital Brings Bold Visions to Life
[LEARN MORE](#)
TREZ CAPITAL

Content Partners

- Arbor Realty Trust
- Bohler
- Lee & Associates
- Lument
- NAI Global
- Northmarq
- Pavlov Media
- Walker & Dunlop

GET THE NEWSLETTER
[SUBSCRIBE](#)

INTERFACE CONFERENCE GROUP
A DIVISION OF FRANCE MEDIA, INC.

- OCT 20 InterFace Seniors Housing Midwest 2022
- NOV 2 InterFace Salt Lake City Industrial 2022
- NOV 2 InterFace Salt Lake City Multifamily 2022
- NOV 15 InterFace Healthcare Real Estate Southeast 2022
- NOV 16 InterFace Multifamily 2022

France Media

in markets like Anna, Celina and Melissa, as well as major redevelopments of existing shopping and dining destinations, a closer look at the region's economic drivers reveals a significant shift in the types of industries that are driving demand for new commercial projects.

Housing remains a critical need for all of North Texas, one of the fastest-growing regions in the country. With that comes demand for revamped retail, restaurant and entertainment options that include a healthy mix of necessity and luxury users, as well as some basic demand for office space.

The latter is already well-supported via the swaths of corporate relocations and regional workforce consolidations that have occurred in the area over the past five to 10 years.

But those needs are fairly germane to any area that is experiencing rapid and substantial job and population growth. In addition to this activity, we now see new types of commercial tenants targeting Collin County. These include life sciences/biotech, supply chain/logistics and specialized healthcare uses.

According to data supplied by the U.S. Bureau of Labor Statistics and analyzed and published in the *Sidocar Industry Insights' Collin County Market Report*, Collin County's labor force at the end of 2021 totaled approximately 582,000 people and its' economic base* was distributed amongst 192 industries (by six-digit NAICS code).

Industry Breakdown

The top four emerging industries in the trade area based on local shift share — defined as change in local industry employment that is contributing to or detracting from total local employment growth — are as follows: securities brokerage, nonresidential poured foundation contractors, freight transportation arrangement and kidney dialysis centers.



Occupancy Rate Rebounds to 82.2 Percent After Fifth Consecutive Quarterly Increase

DEC 1 InterFace Multifamily Southeast 2022



Walker & Dunlop: Affordable Housing's Appeal Grows for Investors

DEC 7 LeaseCon/Turnover 2022



Conventional Multifamily Players Look to Acquire, Convert Off-Campus Student Housing Properties

WEBINARS ON DEMAND
DETAILS



Jim Breitenfeld, Sidocar Commercial Real Estate

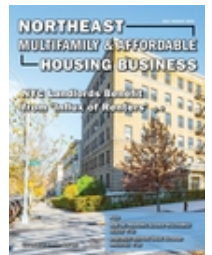


Walker & Dunlop: Small Balance Lending Presents New Financing Option for Turbulent Market

READ THE DIGITAL EDITIONS



Battle Over Rent Control Continues in Localities Nationwide



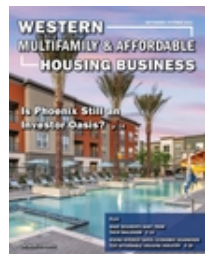
Capital fuels the BTR boom.
Our Latest National BTR Report
Northmarq



RECENT MARKET REPORTS



Rents, Developments, Interest Rise in Boise's Industrial Market



Lack of Multifamily Supply in Chicago

France Media

Each of these industries continues to add jobs today.

Real estate developers have responded to demand from these new user types with a multitude of projects. A review of property data compiled by CoStar Group reveals numerous proposed projects and sites under construction.

Large regional and national developers with active healthcare projects in Collin County include Harrod Healthcare Real Estate, which has a development at Spring Creek Parkway and Parkwood Boulevard in Plano; Dallas-based Caddis, whose Frisco Medical Pavilion II is underway in North Frisco; and Kansas City-based VanTrust Real Estate, which is developing Phase II of a larger medical office project within the Craig Ranch master-planned community in McKinney.

Local developers such as Wynmark Commercial and Huffman Builders are also active in bringing new properties to the market. One example of Wynmark's proposed construction to meet the needs of healthcare users is an 18,000-square-foot medical office building located at the northeast quadrant of Panther Creek Parkway and Hillcrest Road in Frisco.

With a typical floor size of 9,000 square feet and rents starting at \$30 per square foot on a triple-net basis, the project will add affordable, flexible space for both office and medical users. Construction is expected to begin in December, with occupancy scheduled for the third quarter of 2023. Space in this and other Wynmark and Huffman projects can also be purchased as condo units, offering a unique alternative for companies and practitioners that want to own their locations.

For fast-growing Melissa, Melissa Wellness Village is a proposed project that will add roughly 75,000 square feet of space to the local supply across six buildings.

In terms of supply chain/logistics, as well as other subcategories of industrial tenancy, there's no shortage of development activity to meet Collin County's ever-growing demand. Blue Star Land, the development and holding company of Jerry Jones, continues to build out The Star Business Park in north Frisco, with two



Fuel Multifamily Development Boom in Northern Dallas Suburbs



Remote Work Prompts Flight to Quality, High Urban Vacancies for Louisville Office Market



New 76ers Arena Has Game-Changing Potential



WE MOVE YOUR PROJECTS
FORWARD
FASTER
BOHLER //

NAI Global
 COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
WE HELP YOU MOVE...
Faster, Forward, Farther
Towards a Better Future
 Click Here for More Information

France Media

Supported by the growing regional importance of McKinney National Airport and rapid development along the State Highway 121 corridor, McKinney has several projects with multiple buildings each for industrial space seekers, including McKinney National Business Park, McKinney Airport Trade Center and McKinney 121.

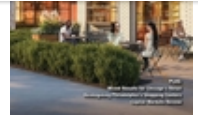
Other projects worth monitoring within the industrial space that show multiple buildings proposed or planned include 121 Technology Park in Allen; Lookout Logistics Center in Richardson; Wylie Logistics Park; Anna Industrial Park; and Prosper Business Park. The latter two developments are good fits for smaller industrial users.

Other emerging industries that are seeing strong employment growth throughout Collin County are largely tied to residential development — electrical wiring and equipment providers, roofing contractors, title insurance carriers and lumber wholesalers.

This finding comes as little surprise. The region offers a healthy supply of land for development in attractive suburban settings that appeal to residents who no longer require a commute into Dallas, as well as those who work within the various fast-growing office clusters throughout Plano, Frisco and McKinney.

— This article originally appeared in the August 2022 issue of Texas Real Estate Business magazine.

**Economic base: The industries were analyzed for their concentrations and contribution in the local economy to determine the economic base. Base industries are identified by finding industries with positive basic employment. Industries that meet this criterion produce goods and services beyond the needs of the local market, and therefore bring capital into the local market. Base industries may also be referred to as export industries with the remaining industries referred to as support industries. The support industries involve locally produced and consumed goods and services.*



France Media ▾

- BlackTn Sells Pressley
- Bed Bath & Beyond to South End Apartments in Charlotte for \$78M
- Close 150 Stores, Cut Staff, Restructure Debt

Get more news delivered to your inbox. Subscribe to France Media's e-newsletters. [Click here.](#)

Top Stories



Kroger Agrees to Acquire Albertsons in \$24.6B Merger of Grocery Giants



Thompson Thrift Breaks Ground on 1 MSF Elliot Tech Center Mixed-Use Campus in Mesa, Arizona



Puttshack Raises \$150M in Growth Capital, Unveils Expansion Plans

Market Reports



Rents, Developments, Interest Rise in Boise's Industrial Market



Lack of Multifamily Supply in Chicago Market Is Catalyst for High Rents



Lenders Continue to Fuel Multifamily Development Boom in Northern Dallas Suburbs



Remote Work Prompts Flight to Quality, High Urban Vacancies for Louisville Office Market

SOUTHEAST
MULTIFAMILY &
AFFORDABLE HOUSING
BUSINESS

TEXAS
MULTIFAMILY &
AFFORDABLE HOUSING
BUSINESS

MIDWEST
MULTIFAMILY &
AFFORDABLE HOUSING
BUSINESS

WESTERN
MULTIFAMILY &
AFFORDABLE HOUSING
BUSINESS

NORTHEAST
MULTIFAMILY &
AFFORDABLE HOUSING
BUSINESS

FRANCE
MEDIA, INC.

INTERFACE
CONFERENCE GROUP

SHOPPING CENTER
BUSINESS

California
CENTERS

RETAIL &
RESTAURANT
MARKETING BUSINESS

SENIORS
HOUSING BUSINESS

STUDENT HOUSING
BUSINESS



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 19, 2022
Prepared By: Jason Greiner
Date Prepared: October 14, 2022

Item Number: DS2
Account Code:
Exhibits:

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

Recommendation
No action is requested by staff for this item.

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