

Wylie Economic Development Corporation

Board Regular Meeting



June 19, 2024 – 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 May 15, 2024 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the May 2024 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.
- 2. Consider and act upon issues surrounding the construction services at Hwy 78 & Brown with Reeder Concrete Inc.

DISCUSSION ITEMS

- DS1. Discuss issues surrounding the FY 2024-2025 WEDC Budget.
- DS2. 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, 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: 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-5c, 2023-9b, 2023-11b, 2024-1c, 2024-2d, 2024-4c, 2024-4e, and 2024-5a.

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 June 14, 2024 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
 May 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

President Melisa Whitehead called the meeting to order at 7:35 a.m. Board Members present were Whitney McDougall, Blake Brininstool, and Demond Dawkins.

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, BRE Director Angel Wygant, Administrative Assistant Marissa Butts, and Marketing & Communications Coordinator Will Kelly.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

Clint Peppo with Kelly Construction introduced himself as a resident of Wylie and stated his interest in being more involved with the City of Wylie and Wylie EDC.

With no other citizen participation, President Whitehead 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 April 17, 2024, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the April 2024 WEDC Treasurer's Report.**

Board Action

A motion was made by Blake Brininstool, seconded by Demond Dawkins, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discuss issues surrounding the FY 2024-2025 WEDC Budget.

Staff Comments

Staff discussed the approved FY 2024-2025 Budget Calendar for the City of Wylie and noted that the Budget Work Session with City Council for all funds, including WEDC, has been scheduled for July 9th. Staff requested that the Budget Committee schedule a time prior to the June 19th WEDC Board Meeting to review and discuss the FY 2024-2025 Budget.

DS2. Discussion regarding ICSC.

Staff Comments

Staff noted that the Retail Coach was unable to attend the City Council Meeting on May 14th but will be present at ICSC LV. Appointments are still being scheduled for Monday and Tuesday at ICSC LV.

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

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding property management, staff noted that photography at 104 S Ballard has been completed and all utilities have been disconnected. 100 W Oak tenants have vacated, and utilities will be scheduled to be disconnected. The locations of 104 S Ballard, 305 S Ballard, and 100 W Oak will be scheduled for demolition once all utilities have been disconnected. Staff discussed and reviewed the drainage concepts and exhibits provided by Kimley-Horn related to the Flood Study and Drainage Study at Hooper/Steel/Regency Business Park. Staff also noted and discussed the LOU received from the railroad, noting that all the right of way along the railroad track in the downtown area can be acquired.

EXECUTIVE SESSION

Recessed into Closed Session at 7:58 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, 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: 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-5c, 2023-9b, 2023-11b, 2024-1c, 2024-2d, 2024-3a, 2024-3b, 2024-4c, 2024-4e, 2024-5a, 2024-5b, 2024-5c, and 2024-5d.

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RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Whitehead reconvened into Open Session at 8:26 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Whitehead adjourned the WEDC Board meeting at 8:26 a.m.

Melisa Whitehead, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 19, 2024

Item Number: B

Prepared By: Jason Greiner

Subject

Consider and act upon approval of the May 2024 WEDC Treasurer’s Report.

Recommendation

Motion to approve the May 2024 WEDC Treasurer’s Report.

Presented for the Board’s review and approval is the May 2024 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, and Performance Agreement Summary.

REVENUES:

Sales Tax Revenue earned in March allocated in May, was \$448,671.55, an increase of 3.17% over the same period in 2023.

EXPENSES:

No notable expenses for this month.

06/19/2024 Item B.

WYLIE ECONOMIC
DEVELOPMENT

May Rev/Exp Report

Account Summary

For Fiscal: 2023-2024 Period Ending: 05/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	4,536,561.00	4,536,561.00	448,671.55	2,401,937.02	-2,134,623.98	47.05 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	0.00	304,625.63	192,625.63	271.99 %
111-4000-48110	RENTAL INCOME	48,600.00	48,600.00	650.00	26,930.65	-21,669.35	44.59 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	1,250.00	0.00	1,947.08	697.08	155.77 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,655,970.00	2,655,970.00	0.00	-276,384.36	-2,932,354.36	110.41 %
	Revenue Total:	7,353,131.00	7,354,381.00	449,321.55	2,459,056.02	-4,895,324.98	66.56%
Expense							
111-5611-51110	SALARIES	440,500.00	460,570.00	47,394.27	262,657.39	197,912.61	42.97 %
111-5611-51130	OVERTIME	0.00	0.00	0.00	871.40	-871.40	0.00 %
111-5611-51140	LONGEVITY PAY	1,200.00	1,200.00	0.00	1,092.00	108.00	9.00 %
111-5611-51310	TMRS	68,500.00	71,611.00	6,807.47	38,183.12	33,427.88	46.68 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	81,000.00	81,169.00	5,023.41	40,070.47	41,098.53	50.63 %
111-5611-51420	LONG-TERM DISABILITY	1,600.00	1,714.00	62.47	413.47	1,300.53	75.88 %
111-5611-51440	FICA	27,000.00	28,245.00	2,770.25	15,209.12	13,035.88	46.15 %
111-5611-51450	MEDICARE	6,400.00	6,691.00	647.89	3,556.98	3,134.02	46.84 %
111-5611-51470	WORKERS COMP PREMIUM	2,100.00	2,100.00	0.00	1,137.35	962.65	45.84 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,600.00	1,600.00	4.55	603.72	996.28	62.27 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	311.18	2,572.24	2,427.76	48.56 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	36.30	194.70	105.30	35.10 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	526.50	2,017.83	982.17	32.74 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	518.85	325.80	2,174.20	86.97 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	2,299.98	5,350.02	69.93 %
111-5611-56030	INCENTIVES	1,929,250.00	1,929,250.00	0.00	1,015,000.00	914,250.00	47.39 %
111-5611-56040	SPECIAL SERVICES	37,270.00	37,270.00	6,252.50	16,452.50	20,817.50	55.86 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	234,500.00	234,500.00	3,638.32	98,767.96	135,732.04	57.88 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	10,324,000.00	10,324,000.00	0.00	6,101.36	10,317,898.64	99.94 %
111-5611-56080	ADVERTISING	226,125.00	196,125.00	5,959.86	90,314.91	105,810.09	53.95 %
111-5611-56090	COMMUNITY DEVELOPMENT	64,950.00	66,200.00	2,160.02	28,070.13	38,129.87	57.60 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	497.24	3,375.69	4,524.31	57.27 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	18,000.00	9,000.00	33.33 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	3,633.79	39,992.74	33,007.26	45.22 %
111-5611-56250	DUES & SUBSCRIPTIONS	60,733.00	60,733.00	6,748.45	55,208.54	5,524.46	9.10 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	5,653.11	1,146.89	16.87 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	53,000.00	0.00	21,750.03	31,249.97	58.96 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	530,175.00	530,175.00	7,895.00	320,464.67	209,710.33	39.55 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	169.07	1,342.76	1,057.24	44.05 %
111-5611-57410	PRINCIPAL PAYMENT	600,096.00	600,096.00	50,261.65	397,320.57	202,775.43	33.79 %
111-5611-57415	INTEREST EXPENSE	631,902.00	631,902.00	52,404.82	424,011.19	207,890.81	32.90 %
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	7,079.00	992,921.00	99.29 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-7,079.00	7,079.00	0.00 %
	Expense Total:	16,427,451.00	16,453,701.00	205,973.86	2,913,031.73	13,540,669.27	82.30%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-9,074,320.00	-9,099,320.00	243,347.69	-453,975.71	8,645,344.29	95.01%
Report Surplus (Deficit):		-9,074,320.00	-9,099,320.00	243,347.69	-453,975.71	8,645,344.29	95.01%

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06/19/2024 Item B.

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

Group Summary

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	Percent Remaining
					Favorable (Unfavorable)	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue	7,353,131.00	7,354,381.00	449,321.55	2,459,056.02	-4,895,324.98	66.56%
Expense	16,427,451.00	16,453,701.00	205,973.86	2,913,031.73	13,540,669.27	82.30%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-9,074,320.00	-9,099,320.00	243,347.69	-453,975.71	8,645,344.29	95.01%
Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	243,347.69	-453,975.71	8,645,344.29	95.01%

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06/19/2024 Item B.

Budget Report

For Fiscal: 2023-2024 Period Ending: 05/31/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-9,074,320.00	-9,099,320.00	243,347.69	-453,975.71	8,645,344.29
Report Surplus (Deficit):	-9,074,320.00	-9,099,320.00	243,347.69	-453,975.71	8,645,344.29

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Wylie Economic Development Corporation
Statement of Net Position
As of May 31, 2024

Assets

Cash and cash equivalents	\$ 13,660,661.43	
Receivables	\$ 717,000.00	Note 1
Inventories	\$ 14,645,353.88	
Prepaid Items	\$ -	
Total Assets	\$ 29,023,015.31	

Deferred Outflows of Resources

Pensions	\$ 114,336.55
Total deferred outflows of resources	\$ 114,336.55

Liabilities

Accounts Payable and other current liabilities	\$ 27,675.40	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 263,890.43	Note 3
Due in more than one year	\$ 15,136,816.48	
Total Liabilities	\$ 15,429,582.31	

Deferred Inflows of Resources

Pensions	\$ (8,336.41)
Total deferred inflows of resources	\$ (8,336.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 13,699,433.14
Total Net Position	\$ 13,699,433.14

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

Balance Sheet

Account Summary

As Of 05/31/2024

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	13,613,626.85
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	14,645,353.88
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	1,153,500.00
	Total Assets:	30,131,480.73
		<u>30,131,480.73</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	10,879.98
111-2000-20117	TMRS PAYABLE	9,881.83
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	6,762.34
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	12.00
111-2000-20133	Unemployment Comp Payable	46.93
111-2000-20151	ACCURED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	92.32
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	1,153,500.00
111-2000-20810	DUE TO GENERAL FUND	0.00

As Of 05/31/2024

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:	1,182,375.40

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	29,403,081.04
	Total Beginning Equity:	29,403,081.04
Total Revenue		2,459,056.02
Total Expense		2,913,031.73
Revenues Over/Under Expenses		-453,975.71
	Total Equity and Current Surplus (Deficit):	28,949,105.33
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>30,131,480.73</u>

06/19/2024 Item B.

As Of 05/31/2024

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	7,556,077.29
	Total Liability:	7,556,077.29
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,556,077.29</u>
	*** FUND 922 OUT OF BALANCE ***	-7,556,077.29

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

6/11/2024 11:16:21 AM

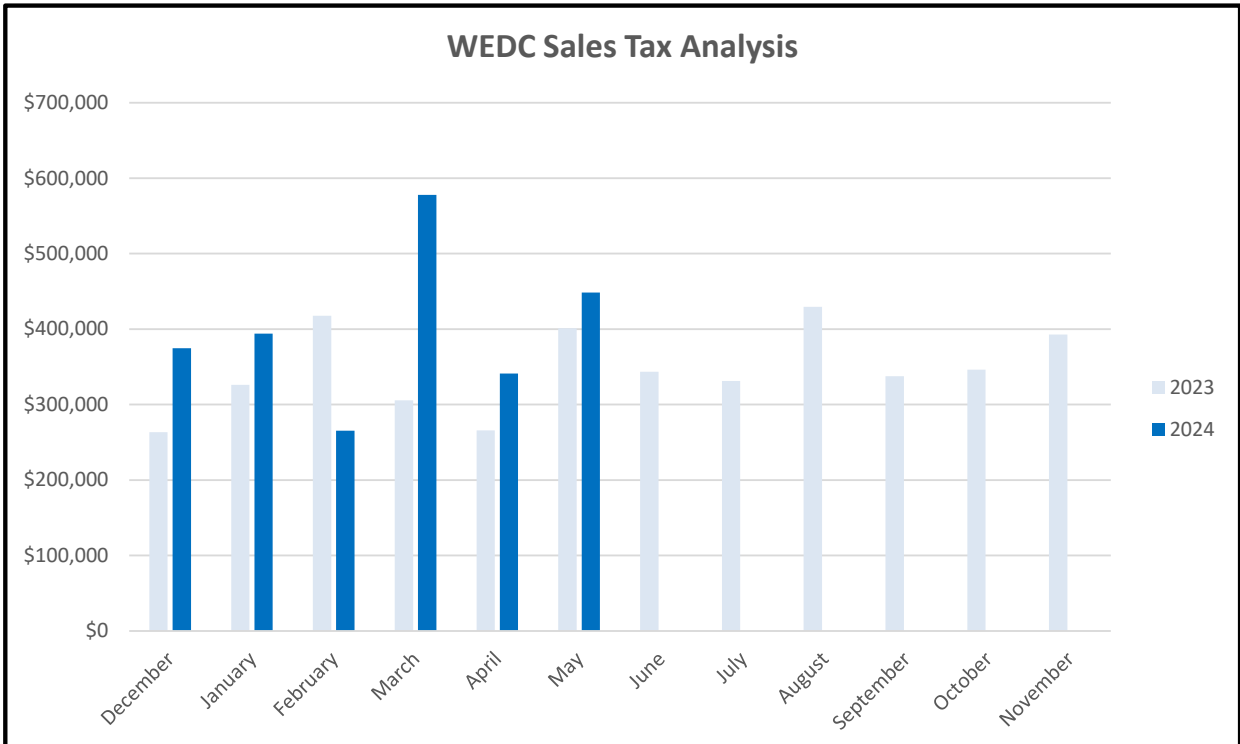
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**Wylie Economic Development Corporation
SALES TAX REPORT
May 31, 2024**

BUDGETED YEAR

MONTH	FY 2021	FY 2022	FY 2023	FY 2024	DIFF 23 vs. 24	% DIFF 23 vs. 24
DECEMBER	\$ 235,381.33	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 35,959.83	10.62%
JANUARY	\$ 262,263.52	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 25,616.67	6.95%
FEBRUARY	\$ 456,571.35	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ (214,889.17)	-44.73%
MARCH	\$ 257,187.91	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 264,071.54	84.18%
APRIL	\$ 221,881.55	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 31,284.12	10.09%
MAY	\$ 400,371.70	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 13,793.21	3.17%
JUNE	\$ 290,586.92	\$ 343,371.26	\$ 330,236.89	\$ -		
JULY	\$ 314,559.10	\$ 331,432.86	\$ 379,162.00	\$ -		
AUGUST	\$ 390,790.76	\$ 429,696.16	\$ 448,253.70	\$ -		
SEPTEMBER	\$ 307,681.15	\$ 337,512.61	\$ 371,880.65	\$ -		
OCTOBER	\$ 326,382.38	\$ 346,236.36	\$ 377,466.67	\$ -		
NOVEMBER	\$ 411,813.32	\$ 392,790.84	\$ 458,694.91	\$ -		
Sub-Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 2,401,937.02	\$ 155,836.20	11.71%
Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 2,401,937.02	\$ 155,836.20	11.71%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
Example: May SlsTx Revenue is actually March SlsTx and is therefore the 6th allocation in FY24.

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 19, 2024 Item Number: 1
 Prepared By: Jason Greiner *(Staff Use Only)*

Subject

Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.

Recommendation

Motion to award the contract to _____ in the amount of \$ _____ and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC has been working toward the redevelopment of Hwy 78 & Brown since 2018 and is currently in the process of construction of TxDOT improvements at this location.

Staff is bringing this item to the Board to consider and act upon the construction services associated with the infrastructure to serve Cooper Plaza, a proposed mixed-use development (Retail, Restaurant and Office) at the intersection of SH 78 and Brown Street. Estimated start date is July/Aug contingent on contract execution.

Bids are still being received via electronic submission via email addressed to Wylie Economic Development Corporation, 250 South Highway 78, Wylie, TX 75098 until **5:00 PM., on June 14th, 2024.**

Cooper Plaza

The Work is to include furnishing all labor, materials, and equipment and performing all work necessary for the construction of infrastructure to serve a future retail development located at the intersection of State Highway 78 and Brown Street. The improvements include approximately sixty thousand three hundred and eighty (60,380) square feet of reinforced concrete pavement, one thousand seven hundred and fifteen (1,715) linear feet of 8" PVC water line, one thousand two hundred and fifty-four (1,254) linear feet of 8" PVC sanitary sewer line, one thousand eight hundred and fifty-two (1,852) linear feet of Class III RCP, retention pond, and retaining walls for Cooper Plaza in Wylie, Texas.

Staff will provide additional information during the meeting and in the Executive Session.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 19, 2024
Prepared By: Jason Greiner

Item Number: 2

Subject

Consider and act upon issues surrounding the construction services at Hwy 78 & Brown with Reeder Concrete Inc.

Recommendation

Motion to approve Change Order No. 1 with Reeder Concrete Inc. and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC awarded a bid for the Hwy 78 & Brown construction services related to TxDOT improvements to Reeder Concrete Inc. in the amount of \$1,038,487.75 on March 1, 2024.

Due to a discrepancy between the construction plans and the legend regarding lime and asphalt, Reeder bid for 6" lime subgrade. However, TxDOT requires that 12" of lime be installed, which adds the need for an additional 6" of lime and 2" of asphalt. Reeder has provided Change Order No. 1 in the amount of \$212,506.20 for this revision.

#	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
1	Additional 6" lime subgrade (6" already in contract) for total 12" lime subgrade	15660 SF	\$ 3.99	SF \$ 62,483.40
2	Additional 2" HMAC	15660 SF	\$ 9.58	SF \$ 150,022.80
3		SF		\$ -
4				
5				
TOTAL				\$ 212,506.20



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 19, 2024
Prepared By: Jason Greiner

Item Number: DS1 (Staff Use Only)

Subject: Discuss issues surrounding the FY 2024-2025 WEDC Budget.

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

Discussion: Notable Dates: June 19th June WEDC Board Meeting, June 13th WEDC Budget Committee Meeting, June 25th Budget Work Session with City Council (GF, UF, and 4B), July 9th Budget Work Session with City Council (All Funds), July 17th July WEDC Board Meeting, July 23rd Final Budget Work Session with City Council, August 5th Proposed Budget Available to the Public and Filed with the City Secretary, August 27th Public Hearing of FY 2025 Budget/Adopt Budget. The WEDC Budget Committee met on June 13th to review and discuss the proposed FY 2024-2025 Budget. Staff and the Budget Committee will provide an overview of the FY 2024-2025 WEDC Budget.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 19, 2024 Item Number: DS2
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:
Property Management
• Utility disconnections in preparation for demolition are nearly complete for 305 S Ballard, 104 S Ballard, and 100 Oak. There will need to be remediation for asbestos found in the exterior glazing of the windows at 100 Oak. Demolition on all properties is pending. WFR utilized 305 S Ballard for training opportunities and the Oak location will be used by WFR and WPD in June.
• Staff has been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.
• The Cross Church has requested use of WEDC property at Hwy 78/Brown for parking of carnival trailers from June 10th-18th.
• Properties were examined following the spring storms and removal of trees and limbs has been ongoing.
Real Estate
• In relation to the pending real estate transaction at Hwy 78 & Brown, McClure Partners Construction has set up a new LLC (Brown & 78 Lot 1, LLC). After discussion with legal, McClure Partners LLC will assign the Purchase and Sale Agreement to Brown & 78 Lot 1, LLC.
Listing Agreement – Segovia Partners (SP)
• SP has continued to market developable properties and has engaged with potential users/developers.
• SP worked on appointment coordination for ICSC.
• Staff will provide project updates as needed in Executive Session.
Downtown Parking:
• KH prepared additional exhibits for the railroad ROW.
• KH is waiting on the City of Wylie downtown project for the regional drainage solution.
• Staff will provide additional updates in Executive Session.

Downtown & SBO Property Concepts:

- KH to prepare concept layout for 503-701 S Ballard. Waiting on existing plat/survey data.

Engineering Report:

Design & Engineering - 544 Gateway Addition – Kimley Horn (KH)

- A replat has been prepared to show final easements and is being coordinated with the City.
- Tiseo was onsite today (6/14), but construction will begin on 6/24

Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City’s 19-acre tract.
- Staff will provide any additional updates in Executive Session.

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

- The Affidavit and final survey have been completed and will be taken to TCEQ for final review prior to issuance of the Certificate of Closure.

State Hwy 78 TxDOT Improvements

- Project is currently under construction with KH providing construction management as-needed.

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

- Project is out for bid and responses are due on 6/14 at 5:00 PM.
- Anticipate submitting the bid summary and recommendation for the Board’s consideration at the 6/19 meeting.

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

- Drainage study with final recommendations will be submitted for Option 6 improvements.
- KH is working on the existing storm sewer analysis.
- KH provided an exhibit showing the two properties that are recommended to be purchased due to the size of the drainage easements for the proposed drainage infrastructure.
- KH preparing an IPO for the final design of the Option 6 improvements.

Hooper/Steel ROW Dedication

- KH will provide an exhibit showing the ROW that would need to be obtained/dedicated.

Security Court Fire Lane Exhibit

- KH prepared an exhibit showing the fire lane.
- Staff will coordinate with adjacent property owners.

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

- KH prepared an exhibit that shows ROW dedications/letter agreements to be obtained on the west side of the road as an alternative route should negotiations stall with property owners on the east side of Eubanks.
- WEDC is coordinating with property owners.
- KH to prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

Jackson Avenue Development

- KH is coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage and “theme” of the development.
- Once 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

- Engineering for this project has been completed.
- City Council approved the 380 Agreement with Ferah Tex Med at the 3-26-24 Council Meeting.
- Ongoing work on easements is taking place.

40 Acre Tract (SEC of Eubanks/78) Concept Plan

- KH will provide additional concept layouts.
- Staff will provide any additional updates in Executive Session.

BRE & Workforce Updates:

- Conducted 2 BRE visits in May.
- Held 2 follow-up meetings with employers to address challenges and/or opportunities identified during BRE Visits including expansion plan discussions workforce development programs, and community involvement.
- Spoke at Texas Workforce Commission Workforce Forum about Workforce Resource Partners & Collaborative approaches to strengthening regional workforce programs.
- Participated in CTE Connect with Wylie ISD, Plano ISD & EDC, Allen ISD & EDC & businesses, Collin Technical College, WSNCT, and Women in Manufacturing to discuss workforce engagement and student engagement.
- Attended CTE Advisory Meeting and Internship Signing Event.
- Explored initial planning of Government Contracting workshop for businesses interested in Department of Defense (DOD) contracts.

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, property owners, and legal continue.
- Attended preconstruction meetings for both the FM 544 Gateway and Hwy 78 & Brown projects.
- Planned and attended the Wylie Entrepreneur Expo on May 1.
- Hosted Workforce Housing lunch & learn in Downtown Wylie with Day One Experts.
- Coordinated the facilitation of meetings and attended ICSC Las Vegas May 19-21.
- Performed additional reconfiguration of the website, data management, and development of marketing materials.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Sales tax revenues for June are up 14.45%. YTD sales tax revenues are up 12.10%.

Upcoming Events:

- Chamber Luncheon: Leadership Wylie Class 20 Graduation – June 25
- WISD New Teacher Luncheon – July 23
- Wylie Championship Rodeo – September 6-7
- TEDC – ED Sales Tax Workshop – DFW – September 13

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

2024 May Board Meeting - 15th

Day	Time	Meeting/Event
1		Wylie Entrepreneur Expo
6-10		Economic Development Week
13-14		TWC Workforce Forum - aw
14	6:00 pm	City Council - EconDev Week Recognition
15	7:30 am	WEDC – Board Meeting
15	12:30-3:30 pm	Social Media Rescue: Facebook Ads Class
16	5:30 pm	Wylie ISD Summer Job Fair for Students
19-21		ICSC 2024 Las Vegas – Las Vegas – mp, bp, ro, mw, dd, jg, rh
21	11:00 am	Internship Signing Day
21	11:30 am	CCBA - State of the Business
23	5:01 pm	5:01 PM Professional Networking – The Taco Joint
27	CLOSED	Memorial Day Holiday
27	11:30 am	Wylie Veterans Memorial: 14 th Annual Salute to Heroes – Olde City Park
29-30		Board & Commission Interviews

2024 June Board Meeting - 19th

Day	Time	Meeting/Event
4	8:30-9:30 am	WDMA Meeting
5-7		TEDC Mid-Year Conference – Conroe, TX – jg, rh
7	5-7:00 pm	Herman Marshall Tasting Room Ribbon Cutting
8	6:00 pm	Whisker Wishes- In-Sync Exotics Gala- Boyd Farm
11	6:00 pm	City Council
14	9:00-5:00 pm	Chamber – 4th Annual East Collin County Women’s Conference
15	10 – 3:00 pm	Wylie 4th Annual Juneteenth Celebration – Olde City Park
19	7:30 am	WEDC- Board Meeting
25	11:30 am	Rescheduled: Chamber Luncheon- Leadership Wylie Class 20 Graduation <i>*RSVP Required</i>
25	5:30 pm	City Council: Reception for Outgoing Board Members & Swear-In of New Members
27	5:01 pm	5:01 PM Professional Networking – Herman Marshall Tasting Room
29	10:00-9:00 pm	Bluegrass on Ballard – Historic Downtown Wylie/Olde City Park

2024 July Board Meeting – 17th

Day	Time	Meeting/Event
3	9:45 pm	City of Wylie Fourth of July Fireworks; Founders Park
4-5	CLOSED	4th of July Independence Day
9	6:00 pm	City Council/WEDC Budget Work Session
17	7:30 am	WEDC- Board Meeting
23	6:00 pm	City Council/ Final Budget Work Session with Council
23	11:30 am	Chamber – WISD New Teacher Luncheon
25	5:01-7:00 pm	5:01 PM Professional Mixer - TBD

Around the Corner...

- Team Texas Annual Economic Consultant Summit - Rockwall, TX - August 27-28
- Retail Live! South Central 2024 - Austin, TX - August 29-30
- Wylie Championship Rodeo – September 6-7 **RSVP Required*
- TEDC – ED Sales Tax Workshop – DFW – September 13 **RSVP Required*
- National MFG Day – October 4
- Hope Under the Stars – October 5 **RSVP Required*
- Wylie ISD Fall Break – October 14-18