Wylie Economic Development Corporation
Board Special Called Meeting

November 20, 2026 – 7:30 AM
WEDC Office Conference Room - 250 South Highway 78, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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

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

A. Consider and act upon approval of Minutes from the October 21, 2026 Regular Meeting of the WEDC Board of Directors.

B. Consider and act upon approval of the October 2026 WEDC Treasurer's Report.

C. Consider and act upon a Performance Agreement between the WEDC and Wylie RD, LLC.

REGULAR AGENDA

1. Consider and act upon a First Amendment to the Performance Agreement between the WEDC and TSP CP Wylie, LP.

2. Consider and act upon issues surrounding Environmental Services on City Owned properties located adjacent to the Wylie EDC Retail Addition.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

DS2. Discussion regarding Architectural Updates.

DS3. 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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, 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: 2024-2d, 2024-8d, 2024-12c, 2025-1a, 2025-4e, 2025-10f, 2026-3e, 2026-5j, 2026-8b, 2026-9b, 2026-9c, 2026-9d, 2026-9e, 2026-10a, 2026-10b, 2026-10c, 2026-10d, 2026-10e, 2026-10f, 2026-10g, 2026-10h, 2026-10i, 2026-10j, 2026-10k, 2026-11a, 2026-11b, and 2026-11c.

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on November 13, 2026 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.