

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting
September 17, 2025 – 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 7:32 a.m. Board Members present were Vice President Blake Brininstool, Harold Smith, Melisa Whitehead, and Alan Dayton.

Ex-Officio Member City Manager Brent Parker was present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Dawkins moved to Consent Agenda.

CONSENT AGENDA

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

- A. Consider and act upon approval of the July 2025 WEDC Treasurer's Report.
- B. Consider and act upon approval of Minutes from August 20, 2025, Regular Meeting of the WEDC Board of Directors.
- C. Consider and act upon a Performance Agreement between the WEDC and Tower Extrusions, LLC.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding State Hwy 78 Sidewalks.

Discussion

Staff noted that Keaton Cox with Kimley-Horn was present to answer any questions the Board may have regarding this Item. Staff discussed an IPO for constructing a sidewalk from East Marble Street to South Ballard Avenue along SH 78. This project will also include a sidewalk connection at the

intersection of SH 78 and East Oak Street, leading to The Cross Church parking lot. A permanent sidewalk/access easement and a temporary construction easement will be obtained for constructing the sidewalk on The Cross Church property. Topographic survey data will not be obtained. Aerial imagery and lidar data will be utilized in preparation of the construction plans.

Board Action

A motion was made by Blake Brininstool, seconded by Harold Smith, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$56,100 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

2. Consider and act upon issues surrounding Jackson Ave Parking & Striping.

Discussion

Staff shared with the Board that this IPO is for the construction of parking and striping improvements along Marble Street, Jackson Avenue, Oak Street, and Ballard Avenue in downtown Wylie. Drainage patterns are not expected to be significantly altered; therefore, detention and additional storm improvements will not be provided. Topographic survey data obtained with a separate Kimley-Horn project will be utilized; no additional survey will be obtained. ROW and easement acquisitions are not expected. Kimley-Horn confirmed that they can adjust the sidewalk sizes to be consistent with the future expansion of the downtown sidewalk widths on Ballard Avenue.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$62,500 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

3. Consider and act upon issues surrounding Regency Business Park Drainage Improvements.

Discussion

Staff shared with the Board that this IPO is intended to finalize the Drainage Analysis for the Wylie Regency Business Park. KH will perform a hydraulic analysis of the proposed off-site drainage options provided by the developer of the 11-acre tract located at FM 544 and Hooper Road. KH will coordinate with the development team to determine the drainage patterns of Regency Business Park before finalizing the drainage analysis. KH will prepare a Drainage Analysis submittal for the City to review.

Board Action

A motion was made by Alan Dayton, seconded by Harold Smith, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$43,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

4. Consider and act upon issues surrounding State Hwy 78/Alanis Utility Improvement Project.

Discussion

Staff reminded the Board that the WEDC sold 6.52 acres near State Hwy 78/Alanis to Stealth Partners, LLC in April 2023. As a post-closing obligation, the WEDC will install utility improvements to facilitate development at this location. Stealth's GC has indicated that they plan to move forward with construction this fall. Staff noted that multiple bids for construction services were received, which include Utility Work, Erosion Control, Sod Installation, Tree Removal, Testing, Staking, Signage, Mobilization, Bonds, and Insurance. The Board discussed the bids received for construction services, along with the recommendation from Kimley Horn, who facilitated the bid process on behalf of WEDC.

Board Action

A motion was made by Harold Smith, seconded by Blake Brininstool, to award the contract to Canary Construction, Inc. in the amount of \$321,952 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

5. Consider and act upon FY 2024-2025 Budget Amendments.

Discussion

Staff discussed the need to amend the budget following receipt of loan proceeds from the WEDC 2025 Note and Board-authorized real estate transactions and projects. Once approved by the Board, the amendment will be submitted for consideration by City Council on September 23, 2025. The WEDC amendments detailed in the Agenda Report include loan proceeds, loan origination costs, and land acquisition costs.

Board Action

A motion was made by Blake Brininstool, seconded by Harold Smith, to approve the FY 2024-2025 Budget Amendments. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

Discussion

Staff noted that MLKJ will not be able to meet their deadline of 11-28-25 and did not request a 90-day extension, which puts them in default. Staff discussed the next steps and will keep the Board informed with any necessary updates.

DS2. Discussion regarding future WEDC Board Retreats/Work Sessions.

Discussion

Staff requested that the Board discuss possible dates for a Board Retreat/Work Session. The Board agreed that the Board Retreat/Work Session should be a full-day event, starting at 9:00 a.m. on October 24, 2025. The format would include meeting briefly at WEDC Offices, followed by a driving tour of Wylie, a tour of another community, and lunch. Office development, downtown development, and redevelopment/revitalization were identified as key areas of interest, and the Board discussed a preference to tour McKinney. Regarding topics of discussion, the Board prioritized examining the land currently owned by WEDC, identifying next steps in development, and exploring initiatives to encourage visitors to the community.

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

Discussion

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Regarding real estate, Staff noted that Walk-Ons is expected to begin construction on 9-22-25, with anticipated completion by March 2026. Regarding BRE, Staff discussed a new Workforce Development Program that provides up to \$20,000 of training to incumbent workers, noting that two companies have shown interest in the program. Staff reminded the Board of upcoming events, including the Manufacturing Day Proclamation and Reception, Manufacturing Day

Kickoff Event, and TEDC Sales Tax Training. Staff noted a 1.29% increase in sales tax revenues for August, with an overall 7.86% increase for the year.

EXECUTIVE SESSION

Recessed into Closed Session at 8:26 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

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

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

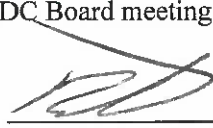
President Dawkins reconvened into Open Session at 9:49 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

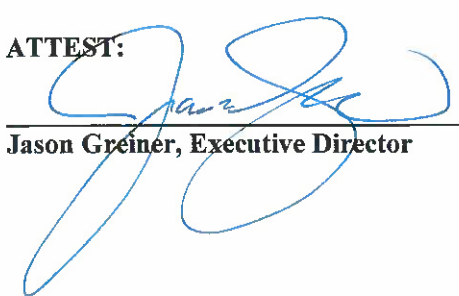
ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:49 a.m.



Blake Brininstool, President

ATTEST:



Jason Greiner, Executive Director