

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting
December 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 Blake Brininstool called the meeting to order at 7:34 a.m. Board Members present were Vice President Harold Smith, Melisa Whitehead, and Demond Dawkins.

Ex-Officio Members, Mayor Matthew Porter and Deputy City Manager Renae' Ollie, were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the November 19, 2025, Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of November 2025 WEDC Treasurer's Report.

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon FY 2025-2026 Budget Amendments.

Discussion

Staff reminded the Board of the 2025 Series Note associated with land acquisition, which was approved by the Board on 8-20-25 and ratified by Council on 8-26-25. Staff noted that all related land transactions did not close in the previous fiscal year, and the Budget Amendment would allow \$2.2 million to be transferred from the cash account to land acquisition, enabling the WEDC to fund associated land purchase in FY 25-26. Staff noted that upon Board review and approval, this budget

Amendment would be presented to the City Council in January 2026.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve the Budget Amendment for the FY 2025-2026. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion regarding ICSC Events.

Discussion

Staff opened the discussion to gauge interest in attending ICSC Las Vegas in May 2026. Mayor Porter stated that he and City Manager Brent Parker will be attending. Vice President Smith expressed his interest and availability to attend. Future discussion will determine which additional WEDC Board Member may join, with Board Members Whitehead and Dawkins available to attend.

DS2. Discussion regarding WEDC Bylaws.

Discussion

Staff noted attorney feedback regarding the potential Bylaw Amendments, which would provide for a third revision to the WEDC Bylaws. Amendments discussed include additional qualifications for serving on the WEDC Board, such as being a registered voter currently eligible to vote and not being a spouse/domestic partner of a City of Wylie employee. Staff will review the Bylaws in full for any necessary amendments and provide any needed updates back to the Board.

DS3. Discussion and updates from WEDC Committees.

Discussion

Staff opened the discussion to gather dates from the Board for scheduling of WEDC Committee Meetings. Staff noted that the Strategic Planning Committee will need to meet soon to review the 2026 Goals & Objectives. It was determined that the Strategic Planning Committee will meet on January 14th at 12:00 p.m., and the Budget Committee will meet on January 30th at 12:00 p.m. Both meetings will take place in the WEDC Office Conference Room, and staff will post any necessary meeting notices.

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 the Atmos Gas Main Line Extension on N Highway 78 will hold a Pre-Construction Meeting and project kick-off in January. Regarding BRE, staff shared that Collin College will transition Wylie's Leadership Development pilot program into a region-wide program, which will launch in January 2026. Staff discussed updates to the Discover Wylie and Downtown Wylie websites, including a visual identity tour of Wylie. Staff noted a 4.64% increase in sales tax revenues for December.

EXECUTIVE SESSION

Recessed into Closed Session at 8:04 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

ES1. Consider the sale or acquisition of properties located at Brown/Ballard, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, State Hwy 78/Alanis, State Hwy 78/Birmingham, 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, 2022-10d, 2023-1c, 2024-5a, 2024-7g, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10f, 2025-11e, 2025-11f, 2025-11g, 2025-11h, 2025-11i, 2025-11j, 2025-12a, 2025-12b, 2025-12c, 2025-12d, and 2025-12e.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:33 a.m., and the Board took the following action:

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to authorize the WEDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$150,000.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:34 a.m.



Blake Brininstool, President

ATTEST:



Jason Greiner, Executive Director