Minutes
Wylie Economic Development Corporation
Board of Directors Regular Called Meeting
October 21, 2026 – 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 7:31 a.m. Board Members present were Harold Smith, Melisa Whitehead, Demond Dawkins, and Mark Booth.

Ex-Officio Member Interim City Manager Renae' Ollie was present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Economic Development Coordinator Christy Stewart, and Office Manager Valerie Scott.

INVOCATION & PLEDGE OF ALLEGIANCE

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

Mayor Porter entered the meeting at 7:32 a.m. during the Invocation and Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Blake Brininstool moved to the 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 the September 9, 2026 Special Called Meeting of the WEDC Board of Directors.

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

C. Consider and act upon approval of the September 2026 WEDC Treasurer's Report.

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

Staff requested that Consent D be pulled from the Consent Agenda to be discussed at a future meeting.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to approve Items A, B, and C of the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

President Brininstool moved to Regular Agenda Items.

REGULAR AGENDA

1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2026-2027.

Discussion
Staff reviewed Article V, Section 5.02 of the WEDC Bylaws regarding the selection and terms of officers. Staff noted that the Vice President succeeds to the office of President upon expiration of the Vice President's term, and the Board elects a new Vice President, Secretary, and Treasurer for one-year terms. Elections are held in October at a regular or special Board meeting following City Council appointments to the WEDC Board.

Board Action
A motion was made by Harold Smith, seconded by Demond Dawkins, to appoint Melisa Whitehead as Vice President, Demond Dawkins as Secretary, and Mark Booth as Treasurer. A vote was taken, and the motion passed 5-0.

2. Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2026-2027.

Discussion
Staff discussed establishing regular Board meeting dates and times for 2026-2027. Staff noted that meetings are currently scheduled for the third Wednesday of each month at 7:30 a.m. Staff noted potential scheduling conflicts for November 2026 and December 2026 due to the Board Retreat and holiday discussion; March 17, 2027, due to Wylie ISD Spring Break; and October 20, 2027, due to the TEDC Annual Conference. The Board discussed rescheduling the March 2027 meeting to March 10, 2027, to accommodate Spring Break, but maintaining the same date/time schedule as previously held.

Board Action
A motion was made by Blake Brininstool, seconded by Demond Dawkins, to conduct the Regular WEDC Board meetings on the third Wednesday of each month at 7:30 a.m. A vote was taken, and the motion passed 5-0.

3. Consider and act upon a Real Estate Sales Contract between WEDC and Broadus Services, LLC.

Discussion
Staff provided background regarding the WEDC's assembly of property for the redevelopment project now known as the 544 Gateway Addition. Staff discussed the environmental remediation, removal of dilapidated structures, site work, and infrastructure improvements completed to prepare the lots for development. Staff discussed the Real Estate Sales Contract between Broadus Services, LLC/Stable Towers, LLC and the WEDC for Lot 4R, consisting of 1.183 acres at 544 Gateway Addition, with a proposed sales price of $65,000, a 120-day feasibility period, and a 30-day closing period. Staff noted that the majority of Lot 4R consists of a regional stormwater detention area, with the usable acreage designed to accommodate a cell tower. The deed will include restrictions requiring the detention area to remain unobstructed and prohibiting uses that adversely affect the detention area or stormwater flow.

Board Action
A motion was made by Blake Brininstool, and seconded by Melisa Whitehead, to approve a Real Estate Sales Contract between the WEDC and Broadus Services, LLC/Stable Towers, LLC, for the sale of Lot4R, 544 Gateway Addition, a 1.183-acre property, and further authorize the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 5-0.

4. Consider and act upon a First Amendment to the Performance Agreement between the WEDC and G01 Enterprises/Mann Made.

Discussion
Staff provided an update on G01 Enterprises, Inc. (dba Mann-Made Industries) and its request to amend the Performance Agreement to allow for additional time for installation. Staff noted that the City Council approved a $25,000 Performance Agreement on January 13, 2026, followed by WEDC approval on January 21, 2026, with final WEDC approval on February 18, 2026. Staff reported that Mann-Made has acquired the additional equipment but experienced unforeseen delays in getting the equipment operational. The company identified a solution, and the repair costs were lower than initially anticipated. Staff noted that additional delays due to contractor availability for installing the extrusion press have affected the project timeline. The proposed First Amendment provides an additional 180-day extension to allow more time for equipment installation and operation. The Board noted that the equipment will create new jobs above the existing employment baseline as a result of the equipment installation.

Board Action
A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve a First Amendment to the Performance Agreement with G01 Enterprises, Inc. (dba Mann-Made Industries) and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

Staff requested that Item 5 be tabled until after Executive Session.

DISCUSSION ITEMS

DS1. Discussion regarding Architectural Updates.

Staff provided an update regarding architectural services at Cooper Plaza. Staff noted that a follow-up meeting with Killian Studio of Architecture is forthcoming and that updated floor plans and renderings, including interior and exterior designs, will be presented at the next meeting and can be provided to the Board once available.

DS2. Discussion regarding WEDC Board Retreat, Work Session, and Committee Appointments.

Staff discussed plans for the WEDC Board Retreat, including a work session and discussion regarding committee appointments. The Board discussed potential retreat activities, including tours of available properties and neighboring communities; review of architectural plans; discussion regarding annual goals and objectives; and visits to entertainment, office, and co-working spaces. The Board noted the value of previous retreats and the benefit of allowing new Board members to

observe developments and business concepts firsthand. Staff and the Board discussed available dates and scheduling. The Board agreed to hold a Special Called Board Meeting on November 20, 2026, at 7:30 a.m., followed by property and development tours. The Board also agreed to cancel the regularly scheduled November 18, 2026, meeting and combine the retreat activities with the Special Called Board Meeting on November 20, 2026.

DS3. Discussion regarding the WEDC Budget.

Staff discussed the WEDC budget and funds available for potential incentives, debt service, and principal reduction. Staff noted that an in-depth budget discussion is scheduled for October 22, 2026. The Budget Committee will review debt obligations and conduct analyses over 3-, 5-, 7-, 10-, and 15-year periods. The Board also noted the importance of reviewing the debt coverage ratio as part of the budget and debt analysis.

DS4. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff referred the Board to the Agenda Report for updates on WEDC property activity, engineering projects, upcoming events, and programs. Staff reported that the Costco closing is tentatively scheduled for October 29, 2026. Helm Dental Laboratory received its Performance Agreement check, and Tower Extrusion's agreement is in progress. Both will be reflected in the November Treasurer's Report and adjusted to the 2025-2026 FY. Staff reported that the SH 78 sidewalk project is awaiting final TxDOT release and that maintenance bonds for the FM 544 Gateway project have been obtained. The Mayor noted additional RTC funding opportunities for downtown improvements. Staff provided updates on Manufacturing Day preparations, ongoing training, and planning of the upcoming Entrepreneur Expo. Staff will send updated calendar invitations for the November 20th Special Called Board Meeting. RSVPs remain open for the NTMWD Water Matters Luncheon.

EXECUTIVE SESSION

Recessed into Closed Session at 8:19 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 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.

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: 2022-10d, 2024-2d, 2024-8d, 2024-12c, 2025-1a, 2025-4e, 2025-10f, 2026-3e, 2026-5j, 2026-8b, 2026-9a, 2026-9b, 2026-9c, 2026-9d, 2026-9e, 2026-10a, 2026-10b, 2026-10c, and 2026-10d.

Mayor Porter left during Executive Session at 8:59 a.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Smith reconvened into Open Session at 9:18 a.m.

President Smith then moved to consider Regular Agenda Item 5.

5. Consider and act upon a Performance Agreement between WEDC and Costco Wholesale Corporation.

Board Action

A motion was made by Melisa Whitehead, and seconded by Blake Brininstool, to approve a Performance Agreement between WEDC and Costco Wholesale Corporation providing for a maximum infrastructure reimbursement incentive of $9,500,000 and further authorizing the WEDC Board President or his/her designee to execute said Agreement. A vote was taken; the motion passed 5-0.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future WEDC agendas.

ADJOURNMENT

With no further business, President Smith adjourned the WEDC Board meeting at 9:19 a.m.

Harold Smith, President

ATTEST:

Jason Greiner, Executive Director