

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting
November 19, 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 7:33 a.m. Board Members present were Vice President Harold Smith and Melisa Whitehead.

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, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and 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 October 15, 2025 Regular Meeting and the October 24, 2025 Work Session of the WEDC Board of Directors.**
- B. **Consider and act upon approval of October 2025 WEDC Treasurer's Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

President Brininstool moved to Discussion Items.

DISCUSSION ITEMS

- DS1. Discussion regarding the WEDC Board Retreat/Work Session.**

Discussion

Staff opened up the discussion for feedback on the recent WEDC Board Retreat/Work Session. The Board found the tours of Fate, McKinney, and Allen to be productive and informed their vision for

Cooper Plaza. Staff discussed the 2025 Goals and Objectives, planning for future goals, and the current WEDC Committees.

DS2. Discussion regarding WEDC Bylaws.

Discussion

Staff noted that the City Council will be amending the ordinance regarding qualifications for Board and Commission applicants. Mayor Porter provided information on proposed qualifications that are not currently formally implemented by WEDC, including requiring applicants to be registered voters and prohibiting applicants who are spouses of city employees. Staff stated that the WEDC could amend its Bylaws to reflect the same changes if the Board chooses to do so. The Board directed Staff to prepare the necessary amendment documents for consideration at an upcoming meeting.

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 Aktrian Holdings' closing for 25 Steel Road would take place following the meeting. Regarding BRE, staff discussed the MFG Day/Month activities and the Business Appreciation event. Staff noted that this year, 250 students and 16 businesses participated in 61 tours. Staff discussed and confirmed the Board's availability to attend upcoming events. Staff noted a 7.49% increase in sales tax revenues for November, bringing the year-to-date increase to 7.94%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:00 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/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, 2022-1c, 2022-10c, 2023-1c, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-8d, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10d, 2025-10e, 2025-10f, 2025-11a, 2025-11b, 2025-11c, and 2025-11d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:27 a.m. and then moved to the Regular Agenda Item.

REGULAR AGENDA

1. Consider and act upon Committee Appointments by the Board.

Discussion

Staff presented this item for the Board's consideration to appoint members to current committees, have an opportunity to change any committees, or eliminate any committees that are no longer needed. Staff stated that the current committees include the Budget, Finance & Audit Committee, New Business Attraction & Recruitment Committee, Strategic Planning Committee, and Staffing and Compensation Committee. The Board discussed appointing members to the Committee for Business Retention and Expansion, with Harold Smith and Melisa Whitehead expressing interest.

President Brininstool made the following appointments: Committee Members Demond Dawkins and Melisa Whitehead were reaffirmed to the Budget, Finance and Audit Committee; Harold Smith and Melisa Whitehead were appointed to the Business, Retention and Expansion Committee; Blake Brininstool was reaffirmed and Alan Dayton was appointed to the Committee for New Business Attraction and Recruitment; Demond Dawkins, Blake Brininstool, and Harold Smith were reappointed to the Strategic Planning Committee; Harold Smith and Melisa Whitehead were reaffirmed to the Staffing and Compensation Committee.

Board Action

A motion was made by Harold Smith, seconded by Melisa Whitehead, to accept the Board President's Committee Appointments. A vote was taken, and the motion passed 3-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

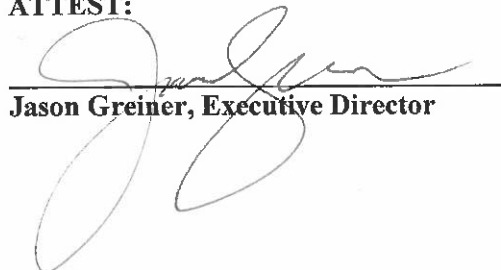
ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:37 a.m.



Blake Brininstool, President

ATTEST:


Jason Greiner, Executive Director