Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting
April 15, 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 7:36 a.m. Board Members present were Harold Smith, Melisa Whitehead, Alan Dayton, and Demond Dawkins.

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

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Economic Development Coordinator 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 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 March 10, 2026 Special Called Meeting of the WEDC Board of Directors and Wylie City Council.

B. Consider and act upon approval of Minutes from the March 11, 2026 Regular Meeting of the WEDC Board of Directors.

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

D. Consider and act upon a Performance Agreement between the WEDC and TSP CP Wylie, LP.

E. Consider and act upon a Performance Agreement between the WEDC and Helm Dental Laboratory, Inc.

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 5-0.

DISCUSSION ITEMS

DS1. Discussion regarding ICSC Events.

Discussion
Staff reminded the Board of the ICSC Las Vegas Dates, noting that a broker event on Monday night has been confirmed with a local development partner and that additional calendar invites will be sent closer to the event dates.

DS2. Discussion and updates from WEDC Committees.

Discussion
Staff reminded the Board of the dates of the last committee meetings and opened discussions on future appointment dates. The following committee meetings were scheduled: Committee for New Business Attraction and Recruitment on April 29th at 5 p.m.; Budget, Finance and Audit Committee Meeting on April 30th at 2 p.m.; Business Retention and Expansion Committee Meeting on April 30th at 3:30 p.m.; and Strategic Planning Committee Meeting on June 10th at 12 p.m.

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. Staff noted that Walk-On's Sports Bistreaux is scheduled to be completed in mid-2026; SCSD plans to close on 4/27/26; and the WEDC is under contract for the three properties approved at last month's meeting. Regarding BRE, staff shared that the Wylie ISD Business Symposium, featuring local businesses as speakers, was a success, and that Helm Dental is exploring creating a pathway with Collin College to support Dental Lab Technicians. Staff noted that the Office Manager Position has been filled, with a start date of April 22nd. Staff reviewed Board availability to attend upcoming events. Staff noted a 7.47% increase in sales tax revenues for April, bringing the year-to-date increase to 0.55%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:11 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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, 2026-2k, 2026-3a, 2026-3b, 2026-3c, 2026-3d, 2026-3e, 2026-3f, 2026-4a, and 2026-4b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:42 a.m.

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 9:42 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director