

Minutes

Wylie Economic Development Corporation

Board of Directors Regular Meeting

October 15, 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 7:31 a.m. Board Members present were Vice President Blake Brininstool, Harold Smith, Melisa Whitehead, and Alan Dayton.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Rachael Hermes gave the invocation, and Melisa Whitehead 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 Minutes from the September 17, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of September 2025 WEDC Treasurer's Report.**
- C. Consider and act upon a Performance Agreement between the WEDC and SCSD-Finnell, Ltd.**

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 5-0.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2025-2026.**

Discussion

Staff discussed the annual Election of Officers for the roles of Vice President, Secretary, and Treasurer. In accordance with the Bylaws, the Vice President serves a term of one year and succeeds to the office of President on the expiration of the term of office of the Vice President. President Dawkins noted that, due to his profession, he cannot serve as Treasurer for any organization. Staff discussed the role of the Secretary and the associated duties in the purchase order approval process.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to appoint Harold Smith as Vice President. A vote was taken, and the motion passed 5-0.

A motion was made by Blake Brininstool, seconded by Alan Dayton, to appoint Melisa Whitehead as Secretary. A vote was taken, and the motion passed 5-0.

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to appoint Alan Dayton 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 2025-2026.

Discussion

The Board reviewed the calendar and potential conflicts, and discussed continuing to hold the WEDC Board Meetings on the third Wednesday of each month at 7:30 a.m.

Board Action

A motion was made by Demond Dawkins, seconded by Alan Dayton, to keep the WEDC Board of Directors Regular Meeting Date and Time of 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 Third Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC.

Discussion

Staff reminded the Board that the WEDC approved a Purchase and Sale Agreement with Aktrian Holdings, LLC for the sale of all of Lot 3, Block B, Regency Business Park Addition, Phase One, a 0.650-acre lot for \$130,000.00 on October 16, 2024. Staff noted the Board approved a First Amendment to the Purchase and Sale Agreement on March 19, 2025, and a Second Amendment on July 16, 2025. Staff shared that this item is being brought back to the Board due to additional delays related to drainage and detention on site. The extension of the Feasibility Period provides sufficient time to comply with the City Planning & Zoning approval process. The proposed Third Amendment extends the Feasibility Period deadline by 90 days, from October 12, 2025, to January 10, 2026.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve a Third Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC, and further authorize the Board President or his/her designee to execute said agreement. 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 the default letter has been sent to MLKJ due to their inability to meet the appropriate deadlines as outlined in the Performance Agreement. Staff added that the Board will continue to receive updates as needed.

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

Discussion

Staff reviewed the 2025 Goals & Objectives and discussed overall progress made in FY24-25, as it relates to the WEDC Work Session and future objectives. Board President Brininstool discussed prioritizing the initiatives that can be accomplished within 12 months to help staff achieve as much as possible each year. Staff reminded the Board that the Board Retreat/Work Session will be a full-day event, starting at 9:00 a.m. on October 24, 2025. The format will consist of a Work Session at the WEDC Offices from 9:00-10:00 a.m., followed by a driving tour of Wylie, a tour of McKinney, and lunch and/or dinner. Office development, downtown development, and redevelopment/revitalization were identified as key areas of interest. 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.

EXECUTIVE SESSION

Recessed into Closed Session at 7:56 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, 2025-8d, 2025-8i, 2025-9b, 2025-9d, 2025-10a, 2025-10b, 2025-10c, 2025-10d, and 2025-10e.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

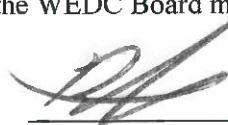
President Brininstool reconvened into Open Session at 9:40 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

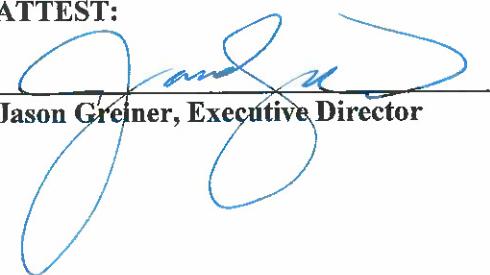
ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:41 a.m.



Blake Brininstool, President

ATTEST:


Jason Greiner, Executive Director