Minutes

Wylie Economic Development Corporation

Board of Directors Special Called Meeting

July 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 7:34 a.m. Board Members present were Harold Smith, Melisa Whitehead, and Demond Dawkins. President Brininstool noted potential future attendance conflicts for Board Member Alan Dayton, with more information to come when it is available.

Ex-Officio Members Mayor Porter and City Manager Brent Parker were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Rachael Hermes gave the invocation and led the 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 the Minutes from the June 17, 2026, Regular Meeting of the WEDC Board of Directors.

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

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

REGULAR AGENDA

1. Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.

Discussion
Staff discussed a proposed Change Order to the Cooper Plaza construction contract with McMahon Contracting for additional sidewalk improvements connecting the development to Historic Downtown Wylie. This includes sidewalk installation from Ballard Avenue to Marble Street (which connects to Cooper Plaza). This addition increases connectivity to downtown and aligns with the vision outlined in the City of Wylie Comprehensive Plan. Staff determined that including this item as a Change Order to the original contract will expedite the process and complete/complement the development.

Board Action
A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve the Change Order with McMahon Contracting LP in an amount of $229,973 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

President Brininstool moved to Item 3 and will return to Item 2 after Executive Session.

3. Consider and act upon the approval of the FY 2026-2027 WEDC Budget.

Discussion
Staff provided the Board with an overview of the FY 2026-2027 WEDC Budget and noted that it was presented to the City Council on 7-14-25. Staff highlighted estimates of $27MM in available resources, including an $8.3MM beginning fund balance. Sales tax revenue is estimated to be $5.5MM. Staff anticipates $13MM in revenue from the sale of WEDC properties. Personnel Services decreased from $778k to $710k. Incentives increased from $1.5MM to $5.5MM due to upcoming projects. Special Services/Real Estate is down from $221k to $81k due to loan origination fees funded in FY 26 for the 2026 WEDC Loan. Special Services/Infrastructure is down from $3.2MM to $1.1MM and includes Ballard/Oak/Jackson/Marble Downtown Striping/Parking, Alanis Water/Sewer Improvements, 544 Gateway Gas Extension, and Lot 3 Parking. Engineering Services is up from $960k to $2.7MM, including General Engineering, 544 Gateway Engineering, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, 544 Corridor/Sanden Civils, Environmental, and Misc. Surveys/Concepts. Debt Service is up from $2.3MM to $2.7MM due to the 2026 WEDC Loan for Land Acquisition. No funds have been allocated to Land-Purchase Price in FY27. Staff estimates the FY27 ending fund balance to be $13.2MM.

Board Action
A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve the FY 2026-2027 WEDC Budget as presented. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff provided Committee updates, noting that the Business Retention and Expansion Committee will meet in the coming months to review recent business visits and ongoing initiatives. The Budget, Finance, and Audit Committee met in June to review the final FY 2026-2027 budget revisions. Staff also discussed plans to reconvene the Strategic Planning Committee this fall in preparation for the annual Board retreat and upcoming strategic planning efforts. Staffing and Compensation Committee meetings will take place next year.

DS2. 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 in the packet for updates on WEDC property activity, engineering projects, upcoming events, and WEDC activities and programs. Updates included the Walk-On's Sports Bistreaux grand opening, recent real estate closings, ongoing infrastructure improvements at 544 Gateway and Cooper Plaza, and the status of remaining project punch list items. Staff also highlighted recent business development and community engagement activities, including the Jericho Village grand opening, the TEDC Mid-Year Conference, the Wylie Area Chamber of Commerce Women's Conference, and the Collin College Committee of 100 initiative. July sales tax revenues increased 0.11%, bringing the year-to-date increase to 0.44%. Quarterly TDLR and CoStar reports were also reviewed, noting continued commercial development activity and strong office and medical occupancy rates in Wylie. Staff also shared reminders regarding upcoming Chamber events, sales tax training, and Hope Under the Stars.

EXECUTIVE SESSION

Recessed into Closed Session at 7:58 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: 2021-11 b, 2022-l0c, 2022-l0d, 2023-lc, 2024-2d, 2024-5a, 2024-Sd, 2024-9c,2024-12c, 2025-4a, 2025-4d, 2025-9a, 2025-l0f, 2026-21, 2026-3e, 2026-4a, 2026-4b, 2026-4f, 2026-5a, 2026-5g, 2026-6a, 2026-6b, 2026-6c, 2026-6d, 2026-6e, 2026-6f, 2026-6g, 2026-6h, 2026-6i, 2026-7a, 2026-7b, 2026-7c, 2026-7d, and 2026-7e.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 8:43 a.m. and moved back to consider Regular Agenda Item 2.

REGULAR AGENDA

2. Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to enter into an Architectural Concept Design Services Proposal with Killian Studio of Architecture in the amount of $56,550 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future WEDC agendas; however, the Board requested that a future item be included on the City Council Agenda for consideration of a replacement member of the WEDC Board upon the resignation of Board Member Alan Dayton.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 8:46 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director