

# Wylie Economic Development Corporation

## Board Regular Meeting

September 17, 2025 – 7:30 AM

WEDC Office Conference Room - 250 South Highway 78, Wylie, Texas  
75098



---

### CALL TO ORDER

### INVOCATION & PLEDGE OF ALLEGIANCE

### COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

### CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be 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 August 2025 WEDC Treasurer's Report.
- B. Consider and act upon approval of Minutes from the August 20, 2025 Regular Meeting of the WEDC Board of Directors.
- C. Consider and act upon a Performance Agreement between the WEDC and Tower Extrusions, LLC.

### REGULAR AGENDA

- 1. Consider and act upon issues surrounding State Hwy 78 Sidewalks.
- 2. Consider and act upon issues surrounding Jackson Ave Parking & Striping.
- 3. Consider and act upon issues surrounding Regency Business Park Drainage Improvements.
- 4. Consider and act upon issues surrounding State Hwy 78/Alanis Utility Improvement Project.
- 5. Consider and act upon FY 2024-2025 Budget Amendments.

### DISCUSSION ITEMS

- DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.
- DS2. Discussion regarding future WEDC Board Retreats/Work Sessions.

[DS3](#). Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

## **EXECUTIVE SESSION**

### **Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.**

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

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/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

### **Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.**

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

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, 2023-1c, 2023-11b, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-6d, 2025-9a, 2025-9b, 2025-9c, and 2025-9d.

## **RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

## **CERTIFICATION**

I certify that this Notice of Meeting was posted on September 11, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

---

*Stephanie Storm, City Secretary*

---

*Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.
- § 551.087 – Discussing certain economic development matters.



# Wylie Economic Development Board

## AGENDA REPORT

Meeting Date: September 17, 2025

Item Number: A

Prepared By: Jason Greiner

### Subject

Consider and act upon approval of the August 2025 WEDC Treasurer's Report.

### Recommendation

Motion to approve the August 2025 WEDC Treasurer's Report.

Presented for the Board's review and approval is the August 2025 Treasurer's Report detailing the month and year-to-date financial transactions and performance against budget. This report contains the Revenue and Expense Report, Statement of Net Position, Balance Sheet, Sales Tax Report, and Performance Agreement Summary.

### **REVENUES:**

Sales Tax Revenue earned in June and allocated in August was \$464,675.10, an increase of 0.32% over the same period in 2024. YTD sales tax revenues as of August are up 7.75%.

\$1,237,436.56 Proceeds from Sale of Lot 1/544 Gateway (2 Acres Shadyside)  
(Gain Loss shows \$222,203.21; Sales price \$1,237,436.56 minus cost basis of \$1,015,233.35)

### **EXPENSES:**

#### Engineering / Architectural

\$61,278.73 Kimley Horn & Associates (General Engineering, FM 544 Gateway Addition, FM 544 Corridor Master Plan, DT Parking & Drainage)

#### Land-Purchase Price

\$10,000 Lawyer's Title – Earnest Money

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>							
<b>Revenue</b>							
<b>Category: 400 - Taxes</b>							
<a href="#">111-4000-40210</a>	SALES TAX	4,990,217.00	4,990,217.00	464,675.10	3,745,147.34	-1,245,069.66	24.95 %
<b>Category: 400 - Taxes Total:</b>		<b>4,990,217.00</b>	<b>4,990,217.00</b>	<b>464,675.10</b>	<b>3,745,147.34</b>	<b>-1,245,069.66</b>	<b>24.95%</b>
<b>Category: 460 - Interest Income</b>							
<a href="#">111-4000-46110</a>	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	21,587.75	331,755.33	219,755.33	296.21 %
<b>Category: 460 - Interest Income Total:</b>		<b>112,000.00</b>	<b>112,000.00</b>	<b>21,587.75</b>	<b>331,755.33</b>	<b>219,755.33</b>	<b>196.21%</b>
<b>Category: 480 - Miscellaneous Income</b>							
<a href="#">111-4000-48110</a>	RENTAL INCOME	4,800.00	4,800.00	1,900.00	9,100.00	4,300.00	189.58 %
<a href="#">111-4000-48410</a>	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
<a href="#">111-4000-48430</a>	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	222,203.21	1,147,796.97	-2,973,733.03	72.15 %
<b>Category: 480 - Miscellaneous Income Total:</b>		<b>4,126,330.00</b>	<b>4,126,330.00</b>	<b>224,103.21</b>	<b>1,157,296.97</b>	<b>-2,969,033.03</b>	<b>71.95%</b>
<b>Revenue Total:</b>		<b>9,228,547.00</b>	<b>9,228,547.00</b>	<b>710,366.06</b>	<b>5,234,199.64</b>	<b>-3,994,347.36</b>	<b>43.28%</b>
<b>Expense</b>							
<b>Category: 510 - Personnel Services</b>							
<a href="#">111-5611-51110</a>	SALARIES	470,558.40	470,558.40	38,986.65	430,633.35	39,925.05	8.48 %
<a href="#">111-5611-51140</a>	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
<a href="#">111-5611-51310</a>	TMRS	74,649.83	74,649.83	6,148.22	68,403.96	6,245.87	8.37 %
<a href="#">111-5611-51410</a>	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,505.41	71,442.78	8,500.98	10.63 %
<a href="#">111-5611-51420</a>	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	814.44	926.63	53.22 %
<a href="#">111-5611-51440</a>	FICA	29,348.70	29,348.70	2,233.96	25,070.53	4,278.17	14.58 %
<a href="#">111-5611-51450</a>	MEDICARE	6,863.81	6,863.81	522.44	5,863.16	1,000.65	14.58 %
<a href="#">111-5611-51470</a>	WORKERS COMP PREMIUM	994.07	1,175.06	0.00	1,175.06	0.00	0.00 %
<a href="#">111-5611-51480</a>	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
<b>Category: 510 - Personnel Services Total:</b>		<b>667,492.32</b>	<b>667,673.31</b>	<b>54,479.09</b>	<b>606,382.28</b>	<b>61,291.03</b>	<b>9.18%</b>
<b>Category: 520 - Supplies</b>							
<a href="#">111-5611-52010</a>	OFFICE SUPPLIES	5,000.00	5,000.00	598.72	2,563.02	2,436.98	48.74 %
<a href="#">111-5611-52040</a>	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
<a href="#">111-5611-52810</a>	FOOD SUPPLIES	3,000.00	3,000.00	196.42	2,379.56	620.44	20.68 %
<b>Category: 520 - Supplies Total:</b>		<b>8,300.00</b>	<b>8,300.00</b>	<b>795.14</b>	<b>5,166.43</b>	<b>3,133.57</b>	<b>37.75%</b>
<b>Category: 540 - Materials for Maintenance</b>							
<a href="#">111-5611-54610</a>	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
<a href="#">111-5611-54810</a>	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
<b>Category: 540 - Materials for Maintenance Total:</b>		<b>10,150.00</b>	<b>10,150.00</b>	<b>0.00</b>	<b>1,975.00</b>	<b>8,175.00</b>	<b>80.54%</b>
<b>Category: 560 - Contractual Services</b>							
<a href="#">111-5611-56030</a>	INCENTIVES	1,741,250.00	1,741,250.00	0.00	960,000.00	781,250.00	44.87 %
<a href="#">111-5611-56040</a>	SPECIAL SERVICES	87,270.00	87,270.00	157.50	86,489.73	780.27	0.89 %
<a href="#">111-5611-56041</a>	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	1,956.59	33,101.53	37,898.47	53.38 %
<a href="#">111-5611-56042</a>	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	31,217.75	7,853,237.80	1,167,429.20	12.94 %
<a href="#">111-5611-56080</a>	ADVERTISING	226,125.00	226,125.00	7,700.00	117,706.95	108,418.05	47.95 %
<a href="#">111-5611-56090</a>	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	4,564.86	42,347.86	32,102.14	43.12 %
<a href="#">111-5611-56110</a>	COMMUNICATIONS	7,900.00	7,900.00	395.14	5,075.19	2,824.81	35.76 %
<a href="#">111-5611-56180</a>	RENTAL	27,000.00	27,000.00	2,250.00	27,000.00	0.00	0.00 %
<a href="#">111-5611-56210</a>	TRAVEL & TRAINING	95,500.00	95,500.00	7,007.50	72,626.93	22,873.07	23.95 %
<a href="#">111-5611-56250</a>	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	1,689.18	79,771.53	11,281.47	12.39 %
<a href="#">111-5611-56310</a>	INSURANCE	6,800.00	6,800.00	0.00	6,119.85	680.15	10.00 %
<a href="#">111-5611-56510</a>	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	38,251.20	14,748.80	27.83 %
<a href="#">111-5611-56570</a>	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	62,678.73	195,685.57	659,614.43	77.12 %
<a href="#">111-5611-56610</a>	UTILITIES-ELECTRIC	2,400.00	2,400.00	240.85	1,983.15	416.85	17.37 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Category: 560 - Contractual Services Total:</b>	<b>12,359,715.00</b>	<b>12,359,715.00</b>	<b>119,858.10</b>	<b>9,519,397.29</b>	<b>2,840,317.71</b>	<b>22.98%</b>
<b>Category: 570 - Debt Service &amp; Capital Replacement</b>						
<a href="#">111-5611-57410</a> PRINCIPAL PAYMENT	606,744.04	606,744.04	52,909.89	572,162.16	34,581.88	5.70 %
<a href="#">111-5611-57415</a> INTEREST EXPENSE	625,253.60	625,253.60	49,756.58	557,169.01	68,084.59	10.89 %
<b>Category: 570 - Debt Service &amp; Capital Replacement Total:</b>	<b>1,231,997.64</b>	<b>1,231,997.64</b>	<b>102,666.47</b>	<b>1,129,331.17</b>	<b>102,666.47</b>	<b>8.33%</b>
<b>Category: 580 - Capital Outlay</b>						
<a href="#">111-5611-58110</a> LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	10,000.00	10,000.00	990,000.00	99.00 %
<b>Category: 580 - Capital Outlay Total:</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>990,000.00</b>	<b>99.00%</b>
<b>Expense Total:</b>	<b>15,277,654.96</b>	<b>15,277,835.95</b>	<b>287,798.80</b>	<b>11,272,252.17</b>	<b>4,005,583.78</b>	<b>26.22%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-6,049,107.96</b>	<b>-6,049,288.95</b>	<b>422,567.26</b>	<b>-6,038,052.53</b>	<b>11,236.42</b>	<b>0.19%</b>
<b>Report Surplus (Deficit):</b>	<b>-6,049,107.96</b>	<b>-6,049,288.95</b>	<b>422,567.26</b>	<b>-6,038,052.53</b>	<b>11,236.42</b>	<b>0.19%</b>

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

## Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>						
<b>Revenue</b>						
400 - Taxes	4,990,217.00	4,990,217.00	464,675.10	3,745,147.34	-1,245,069.66	24.95%
460 - Interest Income	112,000.00	112,000.00	21,587.75	331,755.33	219,755.33	196.21%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	224,103.21	1,157,296.97	-2,969,033.03	71.95%
<b>Revenue Total:</b>	<b>9,228,547.00</b>	<b>9,228,547.00</b>	<b>710,366.06</b>	<b>5,234,199.64</b>	<b>-3,994,347.36</b>	<b>43.28%</b>
<b>Expense</b>						
510 - Personnel Services	667,492.32	667,673.31	54,479.09	606,382.28	61,291.03	9.18%
520 - Supplies	8,300.00	8,300.00	795.14	5,166.43	3,133.57	37.75%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	1,975.00	8,175.00	80.54%
560 - Contractual Services	12,359,715.00	12,359,715.00	119,858.10	9,519,397.29	2,840,317.71	22.98%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	1,129,331.17	102,666.47	8.33%
580 - Capital Outlay	1,000,000.00	1,000,000.00	10,000.00	10,000.00	990,000.00	99.00%
<b>Expense Total:</b>	<b>15,277,654.96</b>	<b>15,277,835.95</b>	<b>287,798.80</b>	<b>11,272,252.17</b>	<b>4,005,583.78</b>	<b>26.22%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-6,049,107.96</b>	<b>-6,049,288.95</b>	<b>422,567.26</b>	<b>-6,038,052.53</b>	<b>11,236.42</b>	<b>0.19%</b>
<b>Report Surplus (Deficit):</b>	<b>-6,049,107.96</b>	<b>-6,049,288.95</b>	<b>422,567.26</b>	<b>-6,038,052.53</b>	<b>11,236.42</b>	<b>0.19%</b>

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CORP	-6,049,107.96	-6,049,288.95	422,567.26	-6,038,052.53	11,236.42
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	422,567.26	-6,038,052.53	11,236.42



Wylie Economic Development Corporation  
Statement of Net Position  
As of August 31, 2025

**Assets**

Cash and cash equivalents	\$ 9,356,883.19	
Receivables	\$ 684,000.00	Note 1
Inventories	\$ 13,048,730.99	
Prepaid Items	\$ -	
<b>Total Assets</b>	<b>\$ 23,089,614.18</b>	

**Deferred Outflows of Resources**

Pensions	\$ 84,397.55
<b>Total deferred outflows of resources</b>	<b>\$ 84,397.55</b>

**Liabilities**

Accounts Payable and other current liabilities	\$ 559,754.71	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 115,932.80	Note 3
Due in more than one year	\$ 14,482,701.43	
<b>Total Liabilities</b>	<b>\$ 15,159,588.94</b>	

**Deferred Inflows of Resources**

Pensions	\$ (8,542.41)
<b>Total deferred inflows of resources</b>	<b>\$ (8,542.41)</b>

**Net Position**

Net investment in capital assets	\$ -
Unrestricted	\$ 8,005,880.38
<b>Total Net Position</b>	<b>\$ 8,005,880.38</b>

*Note 1: Includes incentives in the form of forgivable loans for \$34,000 (Glen Echo), \$450,000 (Phoenix Ascending), and \$200,000 (MLKJ)*

*Note 2: Deposits from rental property*

*Note 3: Liabilities due within one year includes compensated absences of \$32,301*

# Balance Sheet

## Account Summary

As Of 08/31/2025

	Name	Balance
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>		
<b>Assets</b>		
<a href="#">111-1000-10110</a>	CLAIM ON CASH AND CASH EQUIV.	9,354,883.19
<a href="#">111-1000-10115</a>	CASH - WEDC - INWOOD	0.00
<a href="#">111-1000-10135</a>	ESCROW	0.00
<a href="#">111-1000-10180</a>	DEPOSITS	2,000.00
<a href="#">111-1000-10198</a>	OTHER - MISC CLEARING	0.00
<a href="#">111-1000-10341</a>	TEXPOOL	0.00
<a href="#">111-1000-10343</a>	LOGIC	0.00
<a href="#">111-1000-10481</a>	INTEREST RECEIVABLE	0.00
<a href="#">111-1000-11511</a>	ACCTS REC - MISC	0.00
<a href="#">111-1000-11517</a>	ACCTS REC - SALES TAX	0.00
<a href="#">111-1000-12810</a>	LEASE PAYMENTS RECEIVABLE	0.00
<a href="#">111-1000-12950</a>	LOAN PROCEEDS RECEIVABLE	0.00
<a href="#">111-1000-12996</a>	LOAN RECEIVABLE	0.00
<a href="#">111-1000-12997</a>	ACCTS REC - JTM TECH	0.00
<a href="#">111-1000-12998</a>	ACCTS REC - FORGIVEABLE LOANS	684,000.00
<a href="#">111-1000-14112</a>	INVENTORY - MATERIAL/ SUPPLY	0.00
<a href="#">111-1000-14116</a>	INVENTORY - LAND & BUILDINGS	13,048,730.99
<a href="#">111-1000-14118</a>	INVENTORY - BAYCO/ SANDEN BLVD	0.00
<a href="#">111-1000-14310</a>	PREPAID EXPENSES - MISC	0.00
<a href="#">111-1000-14410</a>	DEFERRED OUTFLOWS	110,000.00
<b>Total Assets:</b>		<b>23,199,614.18</b>
		<b><u>23,199,614.18</u></b>
<b>Liability</b>		
<a href="#">111-2000-20110</a>	FEDERAL INCOME TAX PAYABLE	0.00
<a href="#">111-2000-20111</a>	MEDICARE PAYABLE	0.00
<a href="#">111-2000-20112</a>	CHILD SUPPORT PAYABLE	0.00
<a href="#">111-2000-20113</a>	CREDIT UNION PAYABLE	0.00
<a href="#">111-2000-20114</a>	IRS LEVY PAYABLE	0.00
<a href="#">111-2000-20115</a>	NATIONWIDE DEFERRED COMP	0.00
<a href="#">111-2000-20116</a>	HEALTH INSUR PAY-EMPLOYEE	5,690.18
<a href="#">111-2000-20117</a>	TMRS PAYABLE	17,975.23
<a href="#">111-2000-20118</a>	ROTH IRA PAYABLE	0.00
<a href="#">111-2000-20119</a>	WORKERS COMP PAYABLE	0.00
<a href="#">111-2000-20120</a>	FICA PAYABLE	0.00
<a href="#">111-2000-20121</a>	TEC PAYABLE	0.00
<a href="#">111-2000-20122</a>	STUDENT LOAN LEVY PAYABLE	0.00
<a href="#">111-2000-20123</a>	ALIMONY PAYABLE	0.00
<a href="#">111-2000-20124</a>	BANKRUPTCY PAYABLE	0.00
<a href="#">111-2000-20125</a>	VALIC DEFERRED COMP	0.00
<a href="#">111-2000-20126</a>	ICMA PAYABLE	0.00
<a href="#">111-2000-20127</a>	EMP. LEGAL SERVICES PAYABLE	0.00
<a href="#">111-2000-20130</a>	FLEXIBLE SPENDING ACCOUNT	8,527.70
<a href="#">111-2000-20131</a>	EDWARD JONES DEFERRED COMP	0.00
<a href="#">111-2000-20132</a>	EMP CARE FLITE	-3.00
<a href="#">111-2000-20133</a>	Unemployment Comp Payable	13.70
<a href="#">111-2000-20151</a>	ACCRUED WAGES PAYABLE	0.00
<a href="#">111-2000-20180</a>	ADDIT EMPLOYEE INSUR PAY	114.42
<a href="#">111-2000-20199</a>	MISC PAYROLL PAYABLE	0.00
<a href="#">111-2000-20201</a>	AP PENDING	0.00
<a href="#">111-2000-20210</a>	ACCOUNTS PAYABLE	0.00
<a href="#">111-2000-20530</a>	PROPERTY TAXES PAYABLE	0.00
<a href="#">111-2000-20540</a>	NOTES PAYABLE	110,000.00
<a href="#">111-2000-20610</a>	RETAINAGE PAYABLE	527,436.48

As Of 08/31/2025

## Balance Sheet

Account	Name	Balance
<a href="#">111-2000-20810</a>	DUE TO GENERAL FUND	0.00
<a href="#">111-2000-22270</a>	DEFERRED INFLOW	0.00
<a href="#">111-2000-22275</a>	DEF INFLOW - LEASE PRINCIPAL	0.00
<a href="#">111-2000-22280</a>	DEFERRED INFLOW - LEASE INT	0.00
<a href="#">111-2000-22915</a>	RENTAL DEPOSITS	1,200.00
<b>Total Liability:</b>		<b>670,954.71</b>

## Equity

<a href="#">111-3000-34110</a>	FUND BALANCE - RESERVED	0.00
<a href="#">111-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
<b>Total Beginning Equity:</b>		<b>28,566,712.00</b>
Total Revenue		5,234,199.64
Total Expense		11,272,252.17
<b>Revenues Over/Under Expenses</b>		<b>-6,038,052.53</b>
<b>Total Equity and Current Surplus (Deficit):</b>		<b>22,528,659.47</b>
<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<b><u>23,199,614.18</u></b>

As Of 08/31/2025

## Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
<a href="#">922-2000-28248</a>	GOVCAP LOAN/SERIES 2022	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,281,368.05</u>
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

\*\*\*Warning: Account Authorization is turned on. Please run the Unauthorized Account Listing Report to see if you are out of balance due to missing

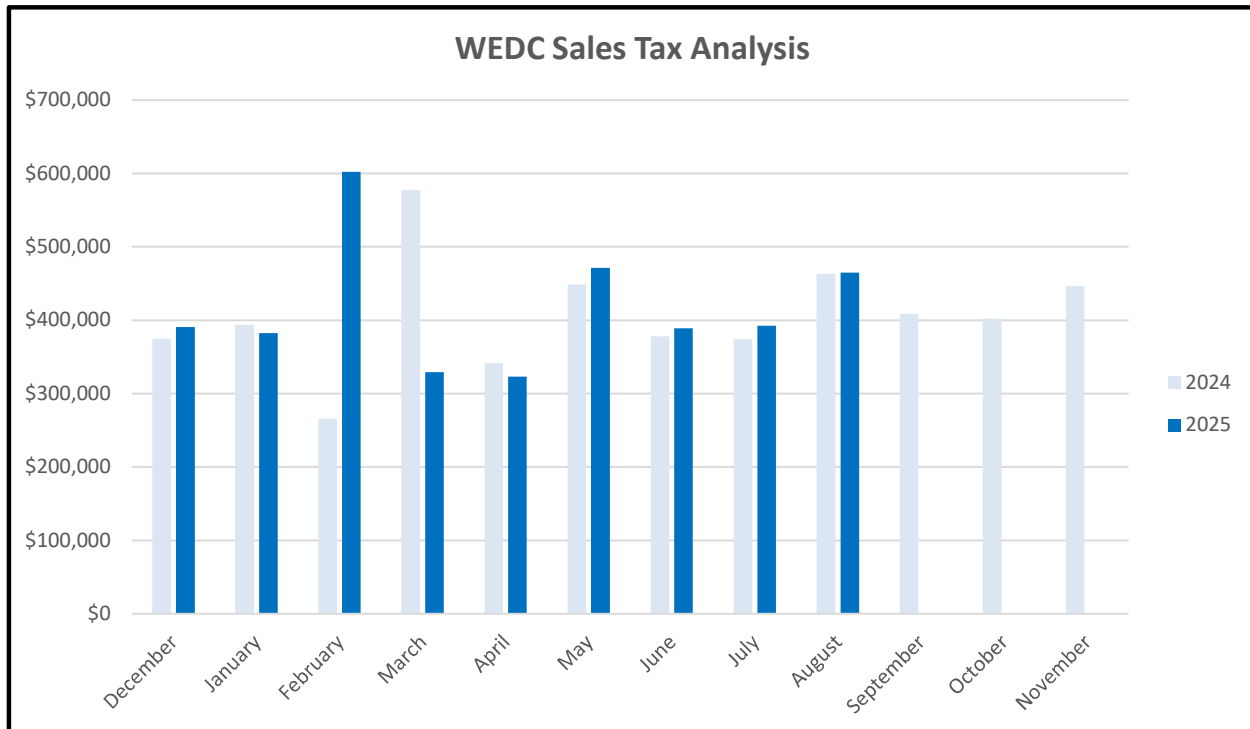
# Wylie Economic Development Corporation

## SALES TAX REPORT

August 31, 2025

### BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 22,786.91	5.08%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 10,923.32	2.89%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 18,351.93	4.90%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ 1,489.80	0.32%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	-		0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	-		0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	-		0.00%
<b>Sub-Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 3,745,147.33</b>	<b>\$ 127,850.56</b>	<b>7.75%</b>
<b>Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 3,745,147.33</b>	<b>\$ 127,850.56</b>	<b>7.75%</b>



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.  
Example: August SlsTx Revenue is actually June SlsTx and is therefore the 9th allocation in FY25.

# Wylie Economic Development Corporation

## PERFORMANCE AGREEMENT REPORT

August 31, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 2,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 51,500.00	A
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	
MLKJ	\$ 80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
SANDS PHARMACY	\$ 40,000.00	\$ 40,000.00					\$ -		\$ 40,000.00	
	<b>\$ 2,120,000.00</b>	<b>\$ 927,000.00</b>	<b>\$ 70,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110,000.00</b>	<b>\$ 1,069,500.00</b>	<b>\$ 2,106,500.00</b>	
							<i>Deferred Outflow</i>	\$ 110,000.00		

A. Performance Agreement (\$100,000) and Forgivable Land Grant (\$100,000 forgiven over 3 years). \$33,000 CO, \$33,000 in 2025, and \$34,000 in 2026.

B. Performance Agreement (\$80,000) and Forgivable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029.

C. Forgivable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.

# Minutes

## Wylie Economic Development Corporation Board of Directors Regular Meeting

August 20, 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 7:35 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, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

Angel Wygant gave the invocation and 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 Minutes from July 16, 2025, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the July 2025 WEDC Treasurer's Report.**

#### **Board Action**

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

### **REGULAR AGENDA**

- 1. Consider and act upon Resolution 2025-01(R) between the WEDC and Government Capital Corporation.**

#### **Discussion**

Staff reminded the Board that they had previously evaluated options to borrow funds to finance the acquisition of additional land or finance the costs of construction for infrastructure improvements. Government Capital representatives Stewart Shirey and Stephanie Cates provided further discussion and information regarding Resolution 2025-01(R) between the WEDC and Government

Capital Corporation. Discussion took place regarding short-term versus long-term loans to maximize buying power over time, and the recommended loan term being presented for the Board's consideration reflects 240 months at a 6.475% interest rate with a 7-year rate adjustment and 2.5-year call restriction. The target funding date is September 15, 2025.

#### **Board Action**

A motion was made by Blake Brininstool, seconded by Harold Smith, to approve Resolution 2025-01(R) between the WEDC and Government Capital Corporation. 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 it is unlikely for MLKJ to complete the Performance Obligations for Year One. It has been observed that the new construction contractor has not been out, and there has been no progress on the site. Staff discussed the next steps and what to expect in the Event of Default as outlined in the contract. Staff will continue to provide weekly project updates as requested by the Board.

**DS2.** 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 Shadyside Land and Cattle, formerly known as Deft Ventures, is now 2 acres Shadyside LLC, and they are expected to close by the end of day. Regarding BRE, Staff mentioned a new program for IT internships with state agencies that will launch soon. Staff reminded the Board of upcoming events, including the Wylie Championship Rodeo, Manufacturing Day, and TEDC Sales Tax Training. Staff noted a 0.32% increase in sales tax revenues for August, with an overall 7.75% increase for the year.

### **EXECUTIVE SESSION**

---

Recessed into Closed Session at 8:04 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/Brown, 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, 2023-1c, 2023-2d, 2023-8a, 2023-11b, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-6a, 2025-6d, 2025-6e, 2025-8a, 2025-8b, 2025-8c, 2025-8d, 2025-8e, and 2025-8f.

### **RECONVENE INTO OPEN SESSION**

*Take any action as a result of the Executive Session.*

President Dawkins reconvened into Open Session at 9:12 a.m. and the Board took the following actions.

#### **Board Action**

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to authorize the purchase of Tract 42, a 7.585-acre lot, and Tract 46, a .863-acre lot located in Davidson Survey in the amount of \$4,415,938.56 (plus all required closing costs), further authorizing 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.

#### **Board Action**

A motion was made by Harold Smith, seconded by Alan Dayton, to authorize the purchase of MJD & JHM ENTERPRISES (CWY), BLK A, LOT 1, a 3.66-acre lot, the amount of \$2,200,128.48 (plus all required closing costs), further authorizing 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.

### **FUTURE AGENDA ITEMS**

There were no Items requested for inclusion on future agendas.

### **ADJOURNMENT**

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:14 a.m.

\_\_\_\_\_  
**Demond Dawkins, President**

**ATTEST:**

\_\_\_\_\_  
**Jason Greiner, Executive Director**



# Wylie Economic Development Board

## AGENDA REPORT

**Meeting Date:** September 17, 2025

**Item Number:** C

**Prepared By:** Jason Greiner

### Subject

Consider and act upon a Performance Agreement between the WEDC and Tower Extrusions, LLC.

### Recommendation

Motion to approve a Performance Agreement between the WEDC and Tower Extrusions, LLC.

### Discussion

As the Board will recall, the WEDC approved a Performance Agreement, subject to Council approval, with Project 2023-11b in an amount not to exceed \$100,000 on July 16, 2025. Additionally, on July 22, 2025, City Council authorized the WEDC to enter into a Performance Agreement with Project 2023-11b in an amount not to exceed \$100,000. For clarity, Staff is simply bringing this item back to the Consent Agenda with the inclusion of the LLC name, as both former approvals were tied only to 'Project 2023-11b'.

From our previous discussions, Tower Extrusions requested assistance from the WEDC specifically related to the construction of a new 16,962-square-foot addition to the existing Tower Extrusions building, located at 930 Hensley Lane in Wylie, Texas. Tower Extrusions, LLC plans to invest over \$3.7M in the project and create over 12 new FTEs over the next 12 months. The following Agreement outlines a \$100,000 incentive, payable over a two-year period.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 ..... \$50,000

- Proof of CO (or letter from CBO) by December 31, 2025; and
- Proof of capital investment (expansion & new equipment line).
- Proof of employment for all Full-Time employees.
- Company is current on all ad valorem taxes and other property taxes.

Incentive No. 2 ..... \$50,000

- Proof of continuous occupancy through CO Anniversary date; and
- Proof of employment for all Full-Time employees.
- Company is current on all ad valorem taxes and other property taxes.

Should Tower Extrusions, LLC fail to meet the Performance Measures for Incentive No. 1, the entire Performance Agreement is voided in advance. Further, no partial incentive payments will be provided.

*Economic Impact Analysis (EIA): The estimated valuation for this project is approximately \$3.5MM. With the WEDC's Incentive of \$100,000, this project will generate an estimated \$308,005 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer is investing \$3.08 in our community.*

*Additional estimates of tax revenue generated include \$56,640 for Collin County, \$414,340 for WISD, and \$29,044 for Collin College over the next 10 years.*

**AGENDA REPORT**Meeting Date: September 17, 2025Item Number: 1Prepared By: Jason Greiner**Subject**

Consider and act upon issues surrounding State Hwy 78 Sidewalks.

**Recommendation**

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$56,100 and further authorize the Executive Director to execute any and all necessary documents.

**Discussion**

Staff will lead the discussion regarding issues surrounding State Hwy 78 Sidewalks.

**KH IPO #16 – SH 78 Sidewalks:**

This IPO is for the construction of a sidewalk from East Marble Street to South Ballard Avenue along SH 78, which will also include a sidewalk connection at the intersection of SH 78 and East Oak Street that travels to The Cross Church parking lot. The approximate sidewalk extents are shown in red in the image below. A permanent sidewalk/access easement and a temporary construction easement will be obtained for the construction of the sidewalk on The Cross Church property. Topographic survey data will not be obtained. Aerial imagery and Lidar data will be utilized in preparation of the construction plans.



- Task 1 – Easement Preparation (\$1,700 EA, 3 Expected) \$5,100 LS
- Task 2 – Construction Plans \$15,000 LS
- Task 3 – TxDOT Permit \$7,500 LS
- Task 4 – TDLR Review and Inspection Report \$2,500 LS
- Task 5 – Bidding Phase Services \$10,000 LS
- Task 6 – Construction Phase Services \$10,000 HR
- Task 7 – Meetings & Project Coordination \$6,000 HR

**Projected Total \$56,100**

Upon approval, WEDC Staff will sign and return the documentation and expedite this process.

**AGENDA REPORT**Meeting Date: September 17, 2025Item Number: 2Prepared By: Jason Greiner**Subject**

Consider and act upon issues surrounding Jackson Ave Parking &amp; Striping.

**Recommendation**

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$62,500 and further authorize the Executive Director to execute any and all necessary documents.

**Discussion**

Staff will lead the discussion regarding issues surrounding Jackson Ave Parking &amp; Striping.

**KH IPO #17 – Jackson Ave Parking and Striping:**

This IPO is for the construction of parking and striping improvements along Marble Street, Jackson Avenue, Oak Street, and Ballard Avenue located in downtown Wylie, Texas. Drainage patterns are not expected to be significantly altered; therefore, detention and additional storm improvements will not be provided. Topographic survey data obtained with a separate Kimley-Horn project will be utilized; no additional survey will be obtained. ROW dedication and easement acquisition are not expected to be required.

- Task 1 – Construction Plans \$25,000 LS
- Task 2 – TDLR Review and Inspection Report \$2,500 LS
- Task 3 – Bidding Phase Services \$10,000 LS
- Task 4 – Construction Phase Services \$15,000 HR
- Task 5 – Meetings & Project Coordination \$10,000 HR

**Projected Total \$62,500**

Upon approval, WEDC Staff will sign and return the documentation and expedite this process.





# Wylie Economic Development Board

## AGENDA REPORT

**Meeting Date:** September 17, 2025

**Item Number:** 3

**Prepared By:** Jason Greiner

### Subject

Consider and act upon issues surrounding Regency Business Park Drainage Improvements.

### Recommendation

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$43,000 and further authorize the Executive Director to execute any and all necessary documents.

### Discussion

Staff will lead the discussion regarding issues surrounding Regency Business Park Drainage Improvements.

#### **KH IPO #18 – Regency Business Park Drainage Analysis:**

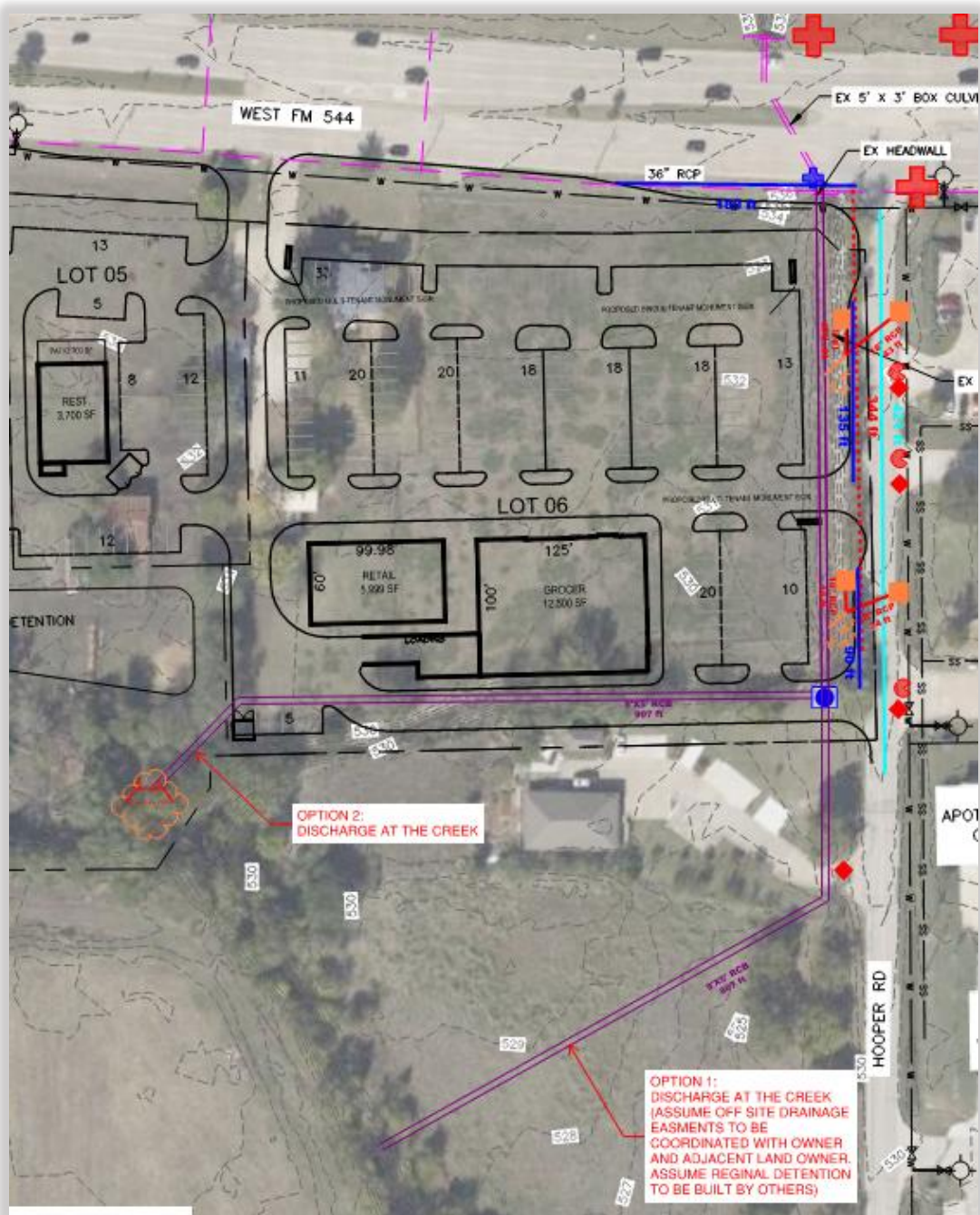
This IPO is intended to finalize the Drainage Analysis for the Wylie Regency Business Park. KH will perform a hydraulic analysis for the proposed off-site drainage options provided by the developer of the 11-acre tract located at FM 544 and Hooper Road. KH will coordinate with the development team to determine the final drainage patterns of Regency Business Park prior to finalizing the drainage analysis. KH will prepare a Drainage Analysis submittal to the City for review and comment.

- Task 1 – Drainage Analysis Submittal \$28,000 LS
- Task 2 – Meetings & Project Coordination \$15,000 HR

#### **Projected Total \$43,000**

Upon approval, WEDC Staff will sign and return the documentation and expedite this process.







# Wylie Economic Development Board

## AGENDA REPORT

**Meeting Date:** September 17, 2025

**Item Number:** 4

**Prepared By:** Jason Greiner

### Subject

Consider and act upon issues surrounding State Hwy 78/Alanis Utility Improvement Project.

### Recommendation

Motion to award the contract to \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ and further authorize the Executive Director to execute any and all necessary documents.

### Discussion

As the Board will recall, the WEDC sold 6.52 acres near State Hwy 78/Alanis to Stealth Partners, LLC in April 2023. As a post-closing obligation, the WEDC will install utility improvements to facilitate development at this location. Stealth's GC has indicated that they plan to move forward with construction this fall.

Staff is bringing this item back to the Board to consider and act upon the construction services associated with the State Hwy 78/Alanis Utility Improvement Project.

WEDC staff received multiple bids for construction services, which included the following:

- Utility Work
- Erosion Control, Sod Installation
- Tree Removal, Testing, Staking, Signage
- Mobilization, Bonds, and Insurance

Upon approval, WEDC Staff will sign and return the documentation and expedite this process.

Staff will provide additional information during the meeting and in the Executive Session.



# Wylie Economic Development Board

## AGENDA REPORT

Meeting Date: September 17, 2025

Item Number: 5

Prepared By: Jason Greiner

### Subject

Consider and act upon FY 2024-2025 Budget Amendments.

### Recommendation

Staff recommends that the WEDC Board of Directors approve the FY 2024-2025 Budget Amendments.

### Discussion

Staff will submit FY 2024-2025 Budget Amendments for consideration by City Council on September 23, 2025. The WEDC amendments detailed below adjust the budget to account for items that need to be amended following receipt of loan proceeds from the WEDC 2025 Note and Board-authorized real estate transactions and projects.

#### Revenues

##### 111-4000-49325 Bank Note Proceeds

Receipt of Loan Proceeds: \$ 6,800,500

#### Expenses

##### 111-5611-56040 Special Services

Loan Origination Costs \$ 100,500

##### 111-5611-58110 Land-Purchase Price

Land Acquisition \$ 6,700,000



Wylie Economic Development  
Board

AGENDA REPORT

Meeting Date: September 17, 2025Item Number: DS1

Prepared By: Jason Greiner

Subject

Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

Recommendation

No action is requested by staff for this item.

Discussion

Staff will lead the discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.



Wylie Economic Development  
Board

**AGENDA REPORT**

Meeting Date: September 17, 2025      Item Number: DS2  
Prepared By: Jason Greiner

**Subject**

Discussion regarding future WEDC Board Retreats/Work Sessions.

**Recommendation**

No action is requested by staff for this item.

**Discussion**

Staff will lead the discussion regarding future WEDC Board Retreats/Work Sessions.

AGENDA REPORT

Meeting Date: September 17, 2025Item Number: DS3Prepared By: Jason Greiner

Subject

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

Recommendation

No action is requested by staff on this item.

Discussion

WEDC Property Update:

Property Management

- Staff have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.
- Staff engaged a contractor to complete repairs on the WEDC-owned parking lot off Jackson, behind Wylie Flower & Gift. Repairs are expected to be complete by 9-17-25. All impacted businesses were notified in advance to provide minimal interruption to their business.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway was sold on 8-18-25 to Shadyside Land & Cattle/2 Acres Shadyside, LLC. Construction to begin 9-22-25. Anticipated completion date: March 2026.
- Lot 2 of 544 Gateway/SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 25 Steel Road/Aktrian Holdings – Feasibility Exp: 10-12-25; Closing Date: 11-11-25
- Lot 5 of 544 Gateway/Lanspring Investments, LLC– Feasibility Exp: 1-21-26; Closing Date: 2-20-26, with closing anticipated before the end of FY25.
- 7.585-acre lot and 0.863-acre lot/J-B Blakey Investments – Feasibility Exp: 11-17-25; Closing Date: 12-17-25, with closing anticipated before the end of FY25.

Listing Agreement – Segovia Partners (SP)

- Pad Sites are both under contract. Upon closing, Staff will cancel the listing agreement.
- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

Engineering Report:

Design & Engineering - 544 Gateway Addition – Kimley Horn (KH).

- Project is under construction with KH providing construction management as needed. Ongoing coordination meetings are being held with the City, contractor, KH, and WEDC.
- WEDC coordinating with franchise utilities for conflict with curb inlet within TxDOT ROW.
- Ongoing coordination and discussions over the TxDOT turn lane improvements issue with the City and TxDOT.
- KH looking into the possibility of moving Storm Line G further west to connect to an existing inlet box.

- Tiseo to provide cost estimation for relocation for review.
- Next project coordination meeting: TBD

#### Downtown Parking and Drainage/Union Pacific Coordination

- The survey documentation that Union Pacific has requested has been provided.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.
- KH preparing OPCC for parking options, included on 9-17-25 WEDC Agenda.

#### Design & Engineering - Cooper Plaza - State Hwy 78 & Brown

- The project is under construction, with KH providing construction management as needed. Ongoing coordination meetings are being held with the City, contractor, KH, and WEDC.
- KH is creating the 2<sup>nd</sup> Street lot concept plans.
- Punchlist walkthrough to be scheduled after landscaping improvements are completed.
- Next project coordination meeting: TBD

#### Flood Study & Drainage Study- Hooper/Steel/Regency Business Park (KH)

- WEDC coordinating meeting with City of Wylie to discuss drainage solutions.
- KH is preparing IPO for the drainage infrastructure to serve future development of the SWC of Hooper and FM 544, included on 9-17-25 WEDC Agenda.

#### Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Item on 9-17-25 WEDC Agenda.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

#### Jackson Avenue Development

- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's "theme."
- Once the drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. Architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for sale/lease). The development will meet the requirements of the Downtown overlay district.

#### FM 544 Corridor Master Plans

- KH has begun drainage analysis for the 45-acre concept plans.

#### Atmos Gas Main Extension- N Hwy 78

- The TxDOT permit provided by Atmos was expired and did not reflect the modified extension plans. Staff is in communication with MasTec/Atmos/City of Wylie to resolve the issue.

#### WEDC General Engineering

- KH preparing SH-78 Sidewalks IPO .
- KH preparing Jackson Ave Parking and Striping IPO.

#### **BRE & Workforce Updates:**

- Conducted four BRE visits with primary employers.
- Collaborated with Collin College to develop programs to address employer needs for ESL and level one certification programs for current employees. Met with 3 large employers to explore implementation.
- Participated in BRE Alliance, a regional collaborative workforce and retention strategy coordination program with Regional EDCs and Community Partners.
- Participated in WSNCT Incumbent Worker Training Grant Webinar.

- Discussed opportunities available for Wylie employers/workforce through Collin College Apprenticeship and Employer Engagement connection to Texas HB2768 funding IT apprenticeships in Texas state agencies.
- Developed Business Appreciation events for implementation launch during MFG Day 2025.
- Continued detailed Fall program planning for 2025 MFG Day tours and programming.

#### **Additional WEDC Activities/Programs in Review:**

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Social Media Rescue classes are back in session. Participants in this session include Amazing Grace Food Pantry, Bakers D’Lite, Fancy Plants, Martin Heating & Air, Rementus, and 4:13 Appliance Repair.
- Preliminary designs have been approved, and the staging environment is currently being set up to start work for the refreshing of the existing Discover Wylie website. The improvements to the existing website will allow for an easier transition of the Historic Downtown Wylie layer into the new DW website.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff conducted numerous meetings and coordination regarding the finalization of the WEDC 2025 Loan, which funded on 9-15-25.
- Worked with legal regarding ongoing real estate projects, loan documents, and performance agreements.
- Staff attended A Night to Remember – Honoring Raymond Cooper (JG)
- Staff attended East Side Allies Luncheon (JG, RH, CS)
- Staff attended Leadership Wylie Alumni Reception (JG, RH, AW, MB, CS)
- Staff attended Wylie Entrepreneur Expo Meeting (JG, RH, CS)
- Staff attended Wylie Chamber Non-Profit Luncheon (JG, RH, AW, MB, CS)
- Sales tax revenues for September are up 1.29%. YTD sales tax revenues are up 7.86%.

#### **Upcoming Events:**

- Manufacturing Day Appreciation Reception and Proclamation – September 23
- Manufacturing Day – October 2
- TEDC Basic Economic Development Course – October 7-10
- Hope Under the Stars – October 11 *\*RSVP Required*
- TEDC Sales Tax Training – October 17
- TEDC Annual Conference – October 29-31
- Texas Downtown Annual Conference – November 3-5
- TML EconDev Conf – November 13-14 *\*RSVP Required*

Please see the attached Marketing Calendar for the full list of upcoming events.



## 2025 August

Board Meeting – 20<sup>th</sup>

Day	Time	Meeting/Event
2	5:00 pm	<u>A Night to Remember – Honoring Raymond Cooper</u>
5	8:30-9:30 am	<u>WDMA Meeting</u>
12	6:00 pm	<u>City Council</u>
20	7:30 am	<u>WEDC- Board Meeting</u>
21	5:00-7:00 pm	<u>Leadership Wylie Alumni Reception</u>
26	11:30 am	<u>Wylie Chamber of Commerce- Monthly Luncheon: Non-Profit Spotlight</u>
26	6:00 pm	<u>City Council</u>
28	5:01-7:00 pm	<u>5:01 PM Professional Mixer – Creekside Fine Grill</u>

## 2025 September

Board Meeting – 17<sup>th</sup>

Day	Time	Meeting/Event
1	CLOSED	<u>Labor Day</u>
4		<b><u>Retail Live – Austin, TX – jg, rh</u></b>
9	8:30-9:30 am	<u>WDMA Meeting</u>
9	6:00 pm	<u>City Council</u>
12-13		<u>Wylie Championship Rodeo</u>
14-17		<u>IEDC 2025 Annual Conference – Detroit, MI</u>
17	7:30 am	<u>WEDC- Board Meeting</u>
18		<u>Leadership Wylie Opening Retreat - cs</u>
19		<b><u>CEDA Committee Meeting – Waco – jg</u></b>
23	11:30-1:00 pm	<u>2025 Annual State of Education Chamber Luncheon</u>
23	5:30 pm	<u>MFG Day Reception/Proclamation at City Council Meeting</u>
25	5:01-7:00 pm	<u>5:01 PM Professional Mixer – Boomer’s Grill</u>

\*RSVP Required

## 2025 October

Board Meeting – 15<sup>th</sup>

Day	Time	Meeting/Event
7	8:30 am	<u>WDMA Meeting</u>
2	9:45 am	<u>Manufacturing Day Kick Off</u>
9		<u>MFG Day – Pharmaceutical Tours &amp; Business Appreciation Event</u>
9		<u>Leadership Wylie – Nonprofits - cs</u>
11	5:45 pm	<u>Hope Under the Stars</u>
14	6:00 pm	<u>City Council</u>
7-10		<u>Basic Economic Development Course – Frisco – hs</u>
13-17		<u>WISD Fall Break</u>
15	7:30 am	<u>WEDC- Board Meeting</u>
16	5:01-7:00 pm	<u>5:01 PM Professional Mixer – Manny’s Tex-Mex</u>
17		<u>TEDC Sales Tax Training – Richardson – jg, cs</u>
22		<u>MFG Day – Anatomy of a Construction Project</u>
28	11:30 am	<u>Chamber Wellness Luncheon – Collin College</u>
28	6:00 pm	<u>City Council</u>
29-31		<b><u>TEDC Annual Conference – San Antonio – jg, rh</u></b>

\*RSVP Required

## Around the Corner...

- *Texas Downtown Conference – Nov 3-5*
- *TML EconDev Conference – Bastrop, TX – Nov 13-14*