

Wylie Economic Development Corporation

Board Special Called Meeting

May 28, 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 Minutes from the April 25, 2025 Special Called Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the April 2025 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon a Third Amendment to the Purchase and Sale Agreement between the WEDC and Deft Ventures, LLC/Shadyside Land and Cattle, LLC.
- 2. Consider and act upon a Temporary Access Agreement between the WEDC and Flytrex, Inc.

DISCUSSION ITEMS

- DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.
- DS2. Discussion regarding ICSC.
- DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
(A) pending or contemplated litigation; or
(B) a settlement offer; or
(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

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/Brown, 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, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-2a, 2025-3b, 2025-4a, 2025-4b, 2025-4d, 2025-4e, 2025-4f, 2025-4g, 2025-4h, 2025-4i, 2025-5a, 2025-5b, 2025-5c, 2025-5d, 2025-5e, 2025-5f, and 2025-5g.

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 May 23, 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.

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

April 25, 2025 – 11:00 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 11:11 a.m. Board Members present were Whitney McDougall, Harold Smith, and Melisa Whitehead.

Ex-Officio Member, City Manager Brent Parker was 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

Demond Dawkins gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Dawkins 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 March 19, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. **Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2025.**
- C. **Consider and act upon a Performance Agreement between the WEDC and Sands RX, LLC.**

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to approve the Consent Agenda. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

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

Staff Comments

Staff reminded the Board that the WEDC approved construction services for Cooper Plaza, at the intersection of SH 78 and Brown Street, to McMahon Contracting LP on June 19, 2024. This project is currently at 62% completion, and staff noted that a few additional change orders are required. Those changes include waterline revisions totaling \$126,813, which involve removing and replacing an existing 14” water line. The electrical and lighting revisions, totaling \$131,741, to address changes to the originally proposed lighting around the Cooper Plaza detention pond. Additionally, staff shared the plans for extending the sidewalk along Brown Street and railing around the detention pond.

Board Action

A motion was made by Whitney McDougall, seconded by Melisa Whitehead, to approve Change Orders with McMahon Contracting LP in an estimated amount of \$300,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

2. Consider and act upon issues surrounding the 544 Corridor Master Drainage Analysis.

Staff Comments

Staff reminded the Board that the WEDC has been working with Kimley-Horn to identify drainage solutions at key locations within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the FM 544 Corridor Master Drainage Analysis. Staff then provided an overview of IPO #14, as outlined in the agenda report, which provides a conceptual drainage analysis for the FM 544 Corridor. The Board agreed that this Corridor Master Drainage Analysis is necessary to identify potential drainage solutions.

Board Action

A motion was made by Melisa Whitehead, seconded by Whitney McDougall, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$115,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

3. Consider and act upon issues surrounding the 544 Corridor Master Plan.

Staff Comments

Staff reminded the Board that the WEDC has been working with Kimley-Horn to identify options for potential development within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the 544 Corridor Master Plan. Staff provided an overview of IPO #15, as outlined in the agenda report.

Board Action

A motion was made by Harold Smith, seconded by Whitney McDougall, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$106,500 and further authorize the Executive Director to execute all necessary documents. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

Staff Comments

Staff noted that there has been ongoing communication regarding MLKJ project updates. The Board confirmed they would like to continue receiving weekly rather than monthly updates. Additionally, staff will assist MLKJ and provide pictures of the project's status as needed for weekly updates.

DS2. Discussion issues surrounding the FY 2025-2026 Budget.

Staff Comments

Staff presented and discussed the FY 2025-2026 WEDC Budget and the approved Budget Calendar for the City of Wylie with the Board. Staff noted that there are currently two Board Members on the Budget Committee and requested at least one Budget Committee Meeting before the June 18th WEDC Board Meeting to review and discuss the FY 2025-2026 WEDC Budget. The Board Committee Members invited the rest of the Board Members to attend if they were interested in participating. The Board agreed to schedule a Budget Committee Meeting on Monday, May 12, 2025, at 3:00 p.m.

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

Staff Comments

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 Deft Ventures may request an extension on their Real Estate Contract, which will be brought back to the Board for consideration at the May Board Meeting if necessary. Staff shared updates regarding two Career Inspire events and a new employer program focused on hiring veterans. Staff reminded the Board that the upcoming deadline to apply for Boards and Commissions is on May 15th. Staff discussed the upcoming Board and Commission Interviews, with Demond Dawkins and Harold Smith volunteering to be involved in the process. Staff noted a 5.38% decrease in sales tax reporting for the month of April and stated that YTD sales tax revenues are up 6.65%.

EXECUTIVE SESSION

Recessed into Closed Session at 11:51 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, 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: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

WEDC – Minutes
April 25, 2025
Page 4 of 4

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 12:47 p.m.

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 12:47 p.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director

AGENDA REPORT

Meeting Date: May 28, 2025

Item Number: B

Prepared By: Jason Greiner

Subject

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

Recommendation

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

Presented for the Board's review and approval is the April 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 February and allocated in April was \$322,976.93, a decrease of 5.38% over the same period in 2024. YTD sales tax revenues as of April are up 6.65%.

EXPENSES:

Special Services – Infrastructure

\$ 981,514.92 McMahan Contracting – Pay App 6
 \$1,058,933.93 McMahan Contracting – Pay App 7
 \$ 18,801.00 Reeder Concrete, Inc. – Pay App 8

(Note: Special Services/Infrastructure account also allocates an additional 5% retainage fee of work completed for future final payment within the Retainage Payable account.)

Engineering/Architectural

\$22,646.73 Kimley Horn & Associates – FM 544 Gateway & General Engineering

Incentive

\$5,000 AXL – Incentive 4 of 4

05/28/2025 Item B.

WYLIE ECONOMIC DEVELOPMENT

April Rev/Exp Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	322,976.93	2,027,564.08	-2,962,652.92	59.37 %
Category: 400 - Taxes Total:		4,990,217.00	4,990,217.00	322,976.93	2,027,564.08	-2,962,652.92	59.37%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	29,643.88	237,385.03	125,385.03	211.95 %
Category: 460 - Interest Income Total:		112,000.00	112,000.00	29,643.88	237,385.03	125,385.03	111.95%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	4,500.00	-300.00	6.25 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
Category: 480 - Miscellaneous Income Total:		4,126,330.00	4,126,330.00	400.00	930,493.76	-3,195,836.24	77.45%
Revenue Total:		9,228,547.00	9,228,547.00	353,020.81	3,195,442.87	-6,033,104.13	65.37%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	44,956.98	255,193.46	215,364.94	45.77 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	7,089.72	40,616.10	34,033.73	45.59 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,505.41	45,526.83	34,416.93	43.05 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	567.21	1,173.86	67.42 %
111-5611-51440	FICA	29,348.70	29,348.70	2,604.12	14,878.58	14,470.12	49.30 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	609.02	3,479.62	3,384.19	49.30 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	1,175.06	451.06	1,175.06	0.00	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
Category: 510 - Personnel Services Total:		667,492.32	667,673.31	62,298.72	364,415.86	303,257.45	45.42%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	215.13	1,237.63	3,762.37	75.25 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	187.95	1,496.60	1,503.40	50.11 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	403.08	2,958.08	5,341.92	64.36%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	1,975.00	1,975.00	5,675.00	74.18 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	1,975.00	1,975.00	8,175.00	80.54%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	5,000.00	268,000.00	1,473,250.00	84.61 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	252.50	42,385.00	44,885.00	51.43 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	113.66	6,525.05	64,474.95	90.81 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	2,172,341.89	5,426,266.64	3,594,400.36	39.85 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	18,850.00	80,225.31	145,899.69	64.52 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	1,868.73	22,457.34	51,992.66	69.84 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	521.18	3,116.59	4,783.41	60.55 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	18,000.00	9,000.00	33.33 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	3,035.82	58,917.76	36,582.24	38.31 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	1,989.18	66,585.03	24,467.97	26.87 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	303.00	6,119.85	680.15	10.00 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	2,860.80	16,944.20	36,055.80	68.03 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	25,821.73	101,881.80	753,418.20	88.09 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	346.86	1,133.21	1,266.79	52.78 %

5/16/2025 8:15:39 AM

Page 1 of 4

9

05/28/2025 Item B.

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	2,235,555.35	6,118,557.78	6,241,157.22	50.50%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	52,190.02	361,605.57	245,138.47	40.40 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	50,476.45	357,059.72	268,193.88	42.89 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	718,665.29	513,332.35	41.67%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,835.95	2,402,898.62	7,206,572.01	8,071,263.94	52.83%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%

5/16/2025 8:15:39 AM

Page 2 of 4

10

05/28/2025 Item B.

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	322,976.93	2,027,564.08	-2,962,652.92	59.37%
460 - Interest Income	112,000.00	112,000.00	29,643.88	237,385.03	125,385.03	111.95%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	400.00	930,493.76	-3,195,836.24	77.45%
Revenue Total:	9,228,547.00	9,228,547.00	353,020.81	3,195,442.87	-6,033,104.13	65.37%
Expense						
510 - Personnel Services	667,492.32	667,673.31	62,298.72	364,415.86	303,257.45	45.42%
520 - Supplies	8,300.00	8,300.00	403.08	2,958.08	5,341.92	64.36%
540 - Materials for Maintenance	10,150.00	10,150.00	1,975.00	1,975.00	8,175.00	80.54%
560 - Contractual Services	12,359,715.00	12,359,715.00	2,235,555.35	6,118,557.78	6,241,157.22	50.50%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	718,665.29	513,332.35	41.67%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,835.95	2,402,898.62	7,206,572.01	8,071,263.94	52.83%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81	33.69%

5/16/2025 8:15:39 AM

Page 3 of 4

11

05/28/2025 Item B.

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-2,049,877.81	-4,011,129.14	2,038,159.81

5/16/2025 8:15:39 AM

Page 4 of 4

12

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,224,944.78
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	684,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,063,964.34
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	802,000.00
	Total Assets:	25,776,909.12
		<u>25,776,909.12</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,461.75
111-2000-20117	TMRS PAYABLE	10,457.37
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	5,538.82
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	-3.00
111-2000-20133	Unemployment Comp Payable	328.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	802,000.00
111-2000-20610	RETAINAGE PAYABLE	404,216.66

As Of 04/30/2025

Balance Sheet

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,221,326.26

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
	Total Beginning Equity:	28,566,712.00
Total Revenue		3,195,442.87
Total Expense		7,206,572.01
Revenues Over/Under Expenses		-4,011,129.14
	Total Equity and Current Surplus (Deficit):	24,555,582.86
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>25,776,909.12</u>

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	<u>0.00</u> <u><u>0.00</u></u>
Liability		
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,281,368.05
	Total Liability:	<u>7,281,368.05</u>
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u><u>7,281,368.05</u></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

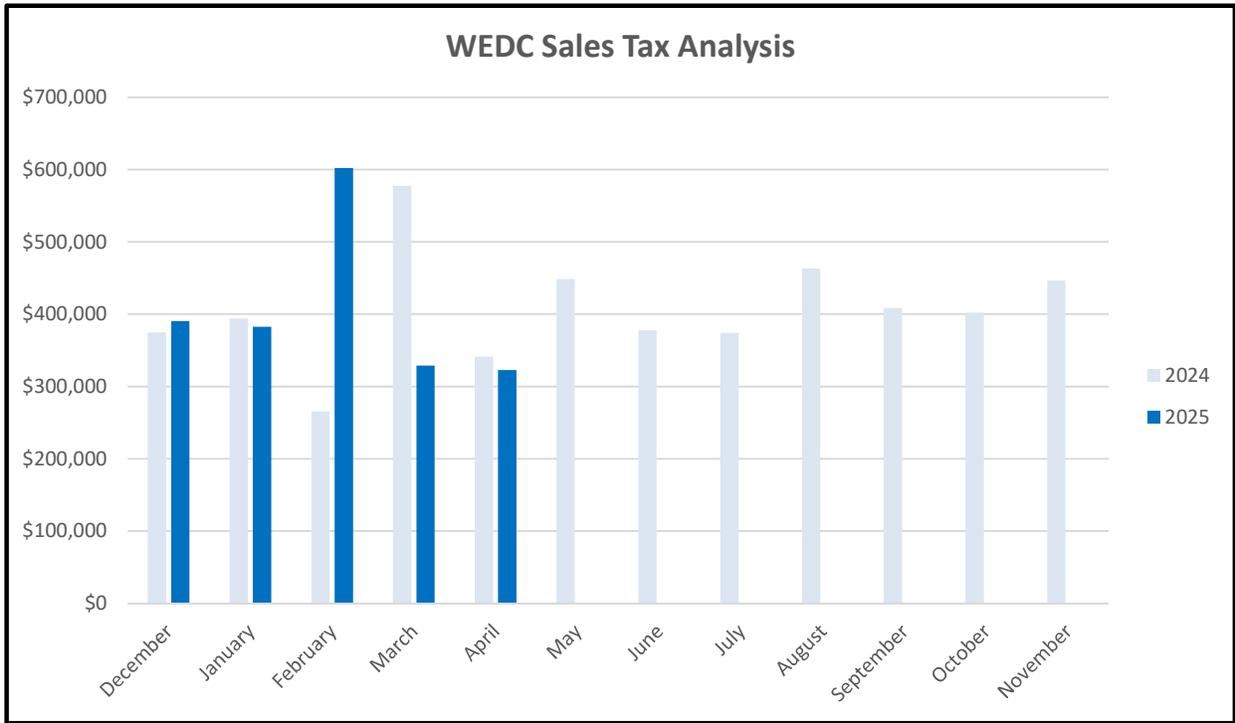
Wylie Economic Development Corporation

SALES TAX REPORT

April 30, 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	\$ -	-	0.00%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ -	-	0.00%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ -	-	0.00%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ -	-	0.00%
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%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 2,027,564.07	\$ 74,298.59	6.65%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 2,027,564.07	\$ 74,298.59	6.65%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: April SlsTx Revenue is actually February SlsTx and is therefore the 5th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

April 30, 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	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 51,500.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
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								
	\$ 2,120,000.00	\$ 937,000.00	\$ 60,000.00	\$ 40,000.00	\$ -	\$ -	\$ 100,000.00	\$ 1,069,500.00	\$ 2,066,500.00	
							<i>Deferred Outflow</i>	<i>\$ 802,000.00</i>		

- A. Performance Agreement (\$100,000) and Forgiveable 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 Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029.
- C. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 28, 2025

Item Number: 2

Prepared By: Jason Greiner

(Staff Use Only)

Subject

Consider and act upon a Temporary Access Agreement between the WEDC and Flytrex, Inc.

Recommendation

Motion to approve a Temporary Access Agreement between the WEDC and Flytrex, Inc., and further authorize the WEDC Executive Director to execute said Agreement.

Discussion

As the WEDC Board is aware, Flytrex, Inc. has requested to use the WEDC-owned property located at 709 Cooper Drive for the purpose of launching a local drone delivery service. The company specializes in the delivery of goods under 6.6 pounds within a 5-mile round-trip radius and currently operates in Little Elm, Granbury, and Holly Springs, NC.

To facilitate this use, Flytrex has submitted an application for a Special Use Permit (SUP) on the 0.47-acre site, as drone delivery operations are not specifically defined within the City’s zoning ordinance. The SUP, authorized under Section 5.6 of the ordinance, allows for conditions to be established to accommodate this unique use. Flytrex operations are certified under FAA Part 135 and are fully regulated and monitored by the FAA.

The proposed site improvements include a 115’ x 50’ fenced perimeter with a six-foot ornamental metal fence, two access gates, 14’ drone launch pads, and an 18’ x 16’ operations shed. The facility will operate on the electric grid and not require a generator. Hours of operation are proposed from 8:00 a.m. to 9:30 p.m. The surrounding WEDC-owned parcels are currently undeveloped, and the adjacent northern property is zoned Commercial Corridor with existing storage use.

This property is located within the “Regional Commercial” designation of the Comprehensive Land Use Plan, which supports a mix of commercial, retail, and office uses, and may accommodate light industrial uses based on compatibility. The Planning & Zoning Commission voted 6-0 to recommend approval of the SUP. Of the 17 required public notices sent to surrounding property owners, one response was received in favor and none in opposition.

Staff will lead the discussion regarding the Temporary Use Agreement between WEDC and Flytrex, Inc.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 28, 2025

Item 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: May 28, 2025

Item Number: DS2

Prepared By: Jason Greiner

Subject
Discussion regarding ICSC.

Recommendation
No action is requested by staff for this item.

Discussion
From May 18–20, 2025, representatives from the WEDC attended the International Council of Shopping Centers (ICSC) Las Vegas Conference at the Las Vegas Convention Center. Recognized as the premier global event for the marketplaces industry, ICSC Las Vegas 2025 attracted approximately 25,000 industry professionals, including developers, retailers, brokers, and public-sector stakeholders.
The conference provided an invaluable platform for WEDC to engage with potential investors, retailers, and developers, facilitating discussions aimed at attracting new businesses and fostering economic growth within Wylie. Keynote presentations by industry leaders, including Kendra Scott and Greg Norman, offered insights into retail innovation, entrepreneurship, and the evolving landscape of commercial real estate.
Participation in this event aligns with WEDC's strategic objectives to expand and diversify Wylie's tax base, enhance employment opportunities, and improve the area's quality of life. The connections and knowledge gained from ICSC Las Vegas 2025 will inform ongoing and future economic development initiatives.
For more information, please follow the link: ICSC Las Vegas 2025
Staff will lead a discussion about the ICSC event and provide project updates in Executive Session.



AGENDA REPORT

Meeting Date: May 28, 2025
Prepared By: Jason Greiner

Item Number: DS3

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 are working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place, and spring cleaning of properties is near completion.
- WEDC received a complaint concerning property maintenance at 401 Keefer and is in the resolution process.
- Staff have been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Deft Ventures/Shadyside Land and Cattle - Inspection Period Expiration: 5-14-25; Closing Date: 6-13-25; Board to review Third Amendment on 5-28-25.
- Lot 2 of 544 Gateway: SCSD –Closing Date: TBD
- 25 Steel Road: Aktrian Holdings – Feasibility Exp: 7-14-25; Closing Date: 8-13-25

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 bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Staff have repeatedly attempted to resolve overhead fiber-optic lines owned by Optimum, AT&T, and Wylie ISD. Capco has been engaged for the relocation of the Wylie ISD Fiber and the subsequent lines can be moved following that relocation. Capco has advised that they will start this month.
- Additional storm sewer plan sheet to be approved by the City prior to being sent to Tiseo.
- Next project coordination meeting: 5/29/25

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

- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Ongoing coordination over drainage concern at drive connection to Marble.
- The projected completion date is 7/28/25 (7-11 is anticipated to open in Sept/Oct).
- Next project coordination meeting: 5/29/25

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

- Existing storm sewer analysis is complete.
- KH preparing an IPO for the final design of the Option 6 improvements (including existing storm sewer recommendations).

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- 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

- Jackson/Oak/Marble parking exhibit and downtown sidewalk exhibit has been completed.
- 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.

Westgate Gas Line & Easement Coordination

- Ongoing work on the abandonment of the former easements is still taking place.
- Staff is still waiting for a response from Atmos with the updated signature block information in place. Once staff receives the final document and obtains the last set of signatures, the documents will be sent to Atmos for filing.

544 Corridor - Due Diligence Study (IPO #14)

- KH prepared IPO that includes:
 - Topographic Survey.
 - Preliminary flood study of Muddy Creek (final flood study to be prepared with infrastructure construction drawings).
 - Preliminary roadway alignment.
 - Coordination with City/NTMWD/Oncor/FEMA.
 - Updated concept plan showing proposed major infrastructure improvements and developable area.
- FM 544 Corridor Master Plans:
 - KH to set up project kickoff meetings.

Atmos Gas Main Extension- N Hwy 78

- A contract has been signed with MasTec. Staff is waiting to finalize the Work Assignment Supplement document between Atmos/MasTec/City of Wylie.
- Once the project has begun, construction is expected to be complete within 3 months.

BRE & Workforce Updates:

- 7 BRE visits were conducted in April.
- Attended check signing ceremony at Collin College with Board Member Harold Smith. AXL Advanced, Helm Dental Laboratory, and Cates Control Systems were awarded \$232,000 in TWC Skills Development Fund grant funds and will train 104 employees in 2025.

- Participated in regional BRE Alliance program highlighting WSNCT's new organizational structure, new management personnel introduction, new data analytics dashboard rollout, and featuring workforce development employer initiatives from Collin College.
- Sponsored and participated in WISD Build Your Future Career Day. 134 students attended and presented their resumes to 34 businesses for skilled trades opportunities.
- Met with a local manufacturer to explore the expansion of their production facility.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The latest Social Media Rescue class launched on April 23, 2025. Eight local businesses are participating in this class, which includes group learning and one-on-one sessions. To date, 27 businesses in Wylie have benefited from this program.
- 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.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff and Board attended the WDMA Meeting and Mayor’s Breakfast (WM, HS, MW, JG, RH, AW, CS)
- Staff attended the 2025 Annual State of the Chamber Luncheon (JG, RH, AW, MB, CS)
- Participated in the ongoing Leadership Wylie Classes: Public Safety Day (MW, MB)
- Staff and Board attended the TWC SDF Grant Check Signing Celebration (HS, AW)
- Staff participated in weekly TEDC Legislative Committee meetings. (CS)
- Facilitated and attended Small Business Week Reception & Proclamation.
- Staff attended TEDC TEEEX Training (JG)
- Sales tax revenues for May are up 5.08%. YTD sales tax revenues are up 7.07%.

Committee Updates:

- The Budget Committee members met to discuss an overview of the proposed FY25-26 Budget. Staff would like to schedule one more Budget Committee meeting before the June 18th WEDC Board Meeting.

Upcoming Events:

- Board & Commission Interviews – May 28-29
- Chamber: Women’s Conference – June 6
- TEDC Mid-Year Conference – June 18-20
- Juneteenth Holiday: WEDC Offices Closed – June 19 (Staff Attending TEDC Conference)
- Board and Commission Outgoing Reception/Swear-In at City Council – June 24
- Whisker Wishes/In-Sync Exotics Gala – June 28
- Budget Work Session with City Council – July 8
- WISD New Teacher Luncheon – July 22
- Final Budget Work Session with City Council – July 22
- Wylie Championship Rodeo – September 12-13

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

2025 April Board Meeting – 25th

1	8:30 am	WDMA Meeting – Mayor’s Breakfast
9	9:00 am	Skills Development Fund (SDF) Check Signing Ceremony – hs, aw
10		BRE Alliance – Regional Mtg – WSNCT & Collin Corporate Training Strategies
11		Build Your Future Career Day
14-16		TEDC CTED / TEEEX Training & Capstone Project, College Station- jg
17		Leadership Wylie – Public Safety Day – mw, mb
18		Good Friday – Office Closed
22	6:00 pm	City Council - Small Business Week Proclamation & Reception/ES

2025 May Board Meeting – 28th

1	7:07 am	Collin County Prayer Breakfast
4-10		National Small Business Week
5	11:00 am	Taste of Wylie
6	8:30 am	WDMA Meeting
11-17		Economic Development Week
13	6:00 pm	City Council – Econ Dev Week Recognition
14	11:30 am	CCBA - State of the Business
15		Leadership Wylie – History of Wylie/Public Works – mw, mb
19-21		ICSC 2025 Las Vegas – Las Vegas – mp, bp, dd, mw, jg, rh
20	1:00 pm	Internship Signing Day
22	5:01 pm	5:01 PM Professional Networking – The Brass Tap
26	CLOSED	Memorial Day Holiday – Office Closed
27	6:00 pm	City Council
27	11:30 am	Chamber of Commerce Leadership Wylie Luncheon & Graduation
28	7:30 am	WEDC – Special Called Board Meeting
28-29		Board & Commission Interviews
31		Bluegrass on Ballard - Historic Downtown Wylie/Olde City Park

2024 June Board Meeting – 18th

Day	Time	Meeting/Event	
3	8:30-9:30 am	WDMA Meeting	
6	9:00-5:00 pm	Chamber – 5th Annual East Collin County Women’s Conference	*RSVP Required
11	6:00 pm	City Council	
14	10 – 3:00 pm	Wylie 5th Annual Juneteenth Celebration – Olde City Park	
18	7:30 am	WEDC- Board Meeting	
18-20		TEDC Mid-Year Conference – Rockwall, TX – jg, rh, aw, mb, cs	
19	CLOSED	Holiday – Office Closed	
23-25		IEDC Rural Retreat – Great Falls, Montana	
24	6:00 pm	City Council - Board and Commission Reception/New Member Swear-in	
26	5:01 pm	5:01 PM Professional Networking – Napoli’s East Plano	
28	6:00 pm	Whisker Wishes- In-Sync Exotics Gala- Boyd Farm	*RSVP Required

Around the Corner...

- Budget Work Session with Council – July 8
- CSEF Conference – July 15-16
- WISD New Teacher Luncheon – July 22
- Final Budget Work Session with City Council – July 22
- SEDC Annual Conference – Aug 10-12
- Retail Live – Austin – Sept 4