

# Wylie Economic Development Corporation

## Board Regular Meeting

February 21, 2024 – 7:30 AM

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



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### 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 January 12, 2024 Special Called Meeting and January 12, 2024 Work Session of the WEDC Board of Directors.
- B. Consider and act upon approval of the January 2024 WEDC Treasurer's Report.

### REGULAR AGENDA

- 1. Consider and act upon Committee Appointments by the Board President.
- 2. Consider and act upon construction services at Hwy 78 & Brown.

### DISCUSSION ITEMS

- DS1. Discussion regarding the WEDC 2023 Annual Report.
- DS2. Discussion regarding the WEDC Board Member Handbook.
- DS3. Discussion regarding future WEDC Board Retreats/Work Sessions.
- DS4. 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, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, State Hwy 78/Brown, and State Hwy 78/Skyview.

**Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.**

- (a) This chapter does not require a governmental body to conduct an open meeting:
  - (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
  - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

**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: 2013-9a, 2022-1c, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2023-4c, 2023-5b, 2023-9b, 2023-10a, 2023-12c, 2024-1a, 2024-1b, 2024-1c, 2024-1d, 2024-2a, 2024-2b, 2024-2c, 2024-2d, and 2024-2e.

**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 February 16, 2024 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.

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*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**

January 12, 2024 – 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 Melisa Whitehead called the meeting to order at 7:36 a.m. Board Members present were Aaron Jameson, Whitney McDougall, and Blake Brininstool.

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, and Administrative Assistant Marissa Butts.

**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 Whitehead 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 December 20, 2023 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the December 2023 WEDC Treasurer's Report.**

**Board Action**

A motion was made by Aaron Jameson, seconded by Blake Brininstool, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

**REGULAR AGENDA**

- 1. Consider and act upon construction services at Hwy 78 & Brown.**
- 2. Consider and act upon construction services at FM 544 Gateway Addition.**

Staff recommended that the Board consider Regular Agenda Items 1 and 2 after Executive Session.

President Whitehead moved to consider Regular Agenda Items 3 and 4.



**3. Consider and act upon a First Amendment to the Purchase and Sale Agreement between WEDC and SCSD Finnell, LTD.**

**Staff Comments**

Staff noted that the Purchase and Sale Agreement with SCSD-Finnell, LTD for the sale of Lot 2, Block A, 544 Gateway Addition was approved by the WEDC Board on April 19, 2023, and executed on July 7, 2023. This First Amendment provides a 120-day extension to the Inspection Period of the Purchase & Sale Agreement allowing the buyer adequate time to get final detention costs and necessary approvals from the City of Wylie. Additionally, this allows the WEDC adequate time to meet the Completion Requirements in the closing conditions.

**Board Action**

A motion was made by Blake Brininstool, seconded by Whitney McDougall, to approve the First Amendment to the Purchase and Sale Agreement between the SCSD-Finnell, LTD and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 4-0.

**4. Consider and act upon a Third Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company.**

**Staff Comments**

Staff referred the Board to the Agenda Report provided in the packet for all updates related to the Purchase and Sale Agreement between WEDC and McClure Partners Construction Company. The Third Amendment presented provides an additional 90-day extension to the Inspection Period to allow the WEDC time to finalize the engineering plans, install the TxDOT improvements and get started on the installation of the public infrastructure and fire lanes for Cooper Plaza.

**Board Action**

A motion was made by Whitney McDougall, seconded by Blake Brininstool, to approve a Third Amendment to the Purchase and Sale Agreement between the WEDC and McClure Partners Construction Company and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 4-0.

**DISCUSSION ITEMS**

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**DS1. 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 Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Related to the tenant at 100 W Oak, the Board had no issue with extending the vacate date at this location for 2-3 months, with the initial vacate date being January 31, 2024.

**EXECUTIVE SESSION**

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Recessed into Closed Session at 7:48 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

**ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, State Hwy 78/Brown, and State Hwy 78/Skyview.**

**Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.**

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

**ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2013-9a, 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-3b, 2023-4c, 2023-5b, 2023-9b, 2023-10a, 2023-12c, and 2024-1a.**

**RECONVENE INTO OPEN SESSION**

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

President Whitehead reconvened into Open Session at 8:42 a.m.

No action was taken on Regular Agenda Item 1. President Whitehead then moved on to consider Regular Agenda Item 2.

**2. Consider and act upon construction services at FM 544 Gateway Addition.**

**Board Action**

A motion was made by Aaron Jameson, seconded by Blake Brininstool, to award the contract to Tiseo Paving Company in the amount of \$1,766,920.30 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

**FUTURE AGENDA ITEMS**

There were no Items requested for inclusion on future agendas.

**ADJOURNMENT**

With no further business, President Whitehead adjourned the WEDC Board meeting at 8:43 a.m.

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**Melisa Whitehead, President**

**ATTEST:**

WEDC – Minutes  
January 12, 2024  
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**Jason Greiner, Executive Director**

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Work Session**  
 January 12, 2024 – 8:00 A.M.  
 WEDC Offices – Conference Room  
 250 S Hwy 78 – Wylie, TX 75098

**CALL TO ORDER**

*Announce the presence of a Quorum*

President Melisa Whitehead called the Work Session to order at 9:00 a.m. Board Members present were Aaron Jameson, Whitney McDougall, and Blake Brininstool.

Ex-Officio Member City Manager Brent Parker was present.

WEDC staff present included Executive Director Jason Greiner and Assistant Director Rachael Hermes.

**COMMENTS ON NON-AGENDA ITEMS**

With no citizen participation, President Whitehead moved to Discussion Items.

**DISCUSSION ITEMS**

**DS1. Discussion regarding WEDC Property Holdings and Future Development.**

The Board recessed into the driving tour portion of the Work Session at 9:00 a.m. Staff provided an overview of the WEDC-owned properties and sites around Wylie. The driving tour concluded at 10:15 a.m. and the Work Session resumed in the WEDC Conference Room. Aaron Farmer from The Retail Coach provided updates related to trends and opportunities for future development. Staff members Angel Wygant and Marissa Butts were present for the Retail Coach presentation.

The Board moved on to discuss the remaining Discussion Items regarding Activities and Programs of WEDC, ICSC, and the Board Member Handbook.

**DS2. Discussion regarding Activities and Programs of WEDC.**

**DS3. Discussion regarding ICSC.**

**DS4. Discussion regarding Board Member Handbook.**

**FUTURE AGENDA ITEMS**

Board President Melisa Whitehead requested that Committee Appointments be added to the next agenda.

**ADJOURNMENT**

With no further business, President Whitehead adjourned the WEDC Board meeting at 12:45 p.m.

WEDC – Minutes  
January 12, 2024  
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**Melisa Whitehead, President**

**ATTEST:**

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**Jason Greiner, Executive Director**



Wylie Economic Development  
Board

## AGENDA REPORT

Meeting Date: February 21, 2024

Item Number: B

Prepared By: Jason Greiner

### Subject

Consider and act upon approval of the January 2024 WEDC Treasurer's Report.

### Recommendation

Motion to approve the January 2024 WEDC Treasurer's Report.

Presented for the Board's review and approval is the January 2024 Treasurer's Report detailing the month and year-to-date financial transactions and performance against budget. In this report, you will find the Revenue and Expense Report, Statement of Net Position, Balance Sheet, Sales Tax Report, and the Performance Agreement Summary.

#### **REVENUES:**

Sales Tax Revenue earned in November allocated in January, was \$393,994.39, an increase of 6.95% over the same period in 2023.

Note: The final LUV-ROS loan forgiveness in the amount of \$20,000 has been processed. The Statement of Net Position now shows receivables in the amount of \$750,000. This includes incentives in the form of forgivable loans for \$100,000 (Glen Echo), \$450,000 (Phoenix Ascending), and \$200,000 (MLKJ).

#### **EXPENSES:**

##### Incentives

\$ 300,000 Sanden International (Incentive 1 of 2)

##### Special Services- Real Estate

\$ 18,750 Zachary Construction (Tree Removal at Hwy 78/Eubanks)

**January Rev/Exp Report  
Account Summary**

For Fiscal: 2023-2024 Period Ending: 01/31/2024

		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>							
<a href="#">111-4000-40210</a>	SALES TAX	4,536,561.00	4,536,561.00	393,994.39	768,680.77	-3,767,880.23	83.06 %
<a href="#">111-4000-46110</a>	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	45,361.29	174,825.46	62,825.46	156.09 %
<a href="#">111-4000-48110</a>	RENTAL INCOME	48,600.00	48,600.00	14,400.00	19,480.65	-29,119.35	59.92 %
<a href="#">111-4000-48410</a>	MISCELLANEOUS INCOME	0.00	0.00	1,250.00	2,508.18	2,508.18	0.00 %
<a href="#">111-4000-48430</a>	GAIN/(LOSS) SALE OF CAP ASSETS	2,655,970.00	2,655,970.00	-20,000.00	-243,384.36	-2,899,354.36	109.16 %
	<b>Revenue Total:</b>	<b>7,353,131.00</b>	<b>7,353,131.00</b>	<b>435,005.68</b>	<b>722,110.70</b>	<b>-6,631,020.30</b>	<b>90.18%</b>
<b>Expense</b>							
<a href="#">111-5611-51110</a>	SALARIES	440,500.00	440,500.00	27,832.90	115,330.78	325,169.22	73.82 %
<a href="#">111-5611-51130</a>	OVERTIME	0.00	0.00	0.00	871.40	-871.40	0.00 %
<a href="#">111-5611-51140</a>	LONGEVITY PAY	1,200.00	1,200.00	0.00	1,092.00	108.00	9.00 %
<a href="#">111-5611-51310</a>	TMRS	68,500.00	68,500.00	4,066.10	16,898.35	51,601.65	75.33 %
<a href="#">111-5611-51410</a>	HOSPITAL & LIFE INSURANCE	81,000.00	81,000.00	4,944.74	19,919.32	61,080.68	75.41 %
<a href="#">111-5611-51420</a>	LONG-TERM DISABILITY	1,600.00	1,600.00	0.00	117.00	1,483.00	92.69 %
<a href="#">111-5611-51440</a>	FICA	27,000.00	27,000.00	1,557.42	6,715.48	20,284.52	75.13 %
<a href="#">111-5611-51450</a>	MEDICARE	6,400.00	6,400.00	364.24	1,570.54	4,829.46	75.46 %
<a href="#">111-5611-51470</a>	WORKERS COMP PREMIUM	2,100.00	2,100.00	0.00	825.66	1,274.34	60.68 %
<a href="#">111-5611-51480</a>	UNEMPLOYMENT COMP (TWC)	1,600.00	1,600.00	25.96	30.96	1,569.04	98.07 %
<a href="#">111-5611-52010</a>	OFFICE SUPPLIES	5,000.00	5,000.00	405.99	1,563.37	3,436.63	68.73 %
<a href="#">111-5611-52040</a>	POSTAGE & FREIGHT	300.00	300.00	158.40	158.40	141.60	47.20 %
<a href="#">111-5611-52810</a>	FOOD SUPPLIES	3,000.00	3,000.00	275.37	742.16	2,257.84	75.26 %
<a href="#">111-5611-54610</a>	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	-193.05	2,693.05	107.72 %
<a href="#">111-5611-54810</a>	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	2,299.98	5,350.02	69.93 %
<a href="#">111-5611-56030</a>	INCENTIVES	1,929,250.00	1,929,250.00	300,000.00	300,000.00	1,629,250.00	84.45 %
<a href="#">111-5611-56040</a>	SPECIAL SERVICES	37,270.00	37,270.00	252.50	882.50	36,387.50	97.63 %
<a href="#">111-5611-56041</a>	SPECIAL SERVICES-REAL ESTATE	234,500.00	234,500.00	21,709.14	33,439.46	201,060.54	85.74 %
<a href="#">111-5611-56042</a>	SPECIAL SERVICES-INFRASTRUCTURE	10,324,000.00	10,324,000.00	0.00	6,101.36	10,317,898.64	99.94 %
<a href="#">111-5611-56080</a>	ADVERTISING	226,125.00	226,125.00	7,500.00	46,121.62	180,003.38	79.60 %
<a href="#">111-5611-56090</a>	COMMUNITY DEVELOPMENT	64,950.00	64,950.00	4,718.23	21,424.88	43,525.12	67.01 %
<a href="#">111-5611-56110</a>	COMMUNICATIONS	7,900.00	7,900.00	492.57	1,477.13	6,422.87	81.30 %
<a href="#">111-5611-56180</a>	RENTAL	27,000.00	27,000.00	2,250.00	9,000.00	18,000.00	66.67 %
<a href="#">111-5611-56210</a>	TRAVEL & TRAINING	73,000.00	73,000.00	237.96	17,539.09	55,460.91	75.97 %
<a href="#">111-5611-56250</a>	DUES & SUBSCRIPTIONS	60,733.00	60,733.00	3,792.95	31,611.85	29,121.15	47.95 %
<a href="#">111-5611-56310</a>	INSURANCE	6,800.00	6,800.00	0.00	5,350.11	1,449.89	21.32 %
<a href="#">111-5611-56510</a>	AUDIT & LEGAL SERVICES	23,000.00	23,000.00	6,274.80	13,745.67	9,254.33	40.24 %
<a href="#">111-5611-56570</a>	ENGINEERING/ARCHITECTURAL	530,175.00	530,175.00	84,824.13	169,297.24	360,877.76	68.07 %
<a href="#">111-5611-56610</a>	UTILITIES-ELECTRIC	2,400.00	2,400.00	378.29	634.32	1,765.68	73.57 %
<a href="#">111-5611-57410</a>	PRINCIPAL PAYMENT	600,096.00	600,096.00	49,578.66	197,301.45	402,794.55	67.12 %
<a href="#">111-5611-57415</a>	INTEREST EXPENSE	631,902.00	631,902.00	53,087.81	213,364.43	418,537.57	66.23 %
<a href="#">111-5611-58110</a>	LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	7,079.00	992,921.00	99.29 %
<a href="#">111-5611-58995</a>	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-7,079.00	7,079.00	0.00 %
	<b>Expense Total:</b>	<b>16,427,451.00</b>	<b>16,427,451.00</b>	<b>574,728.16</b>	<b>1,235,233.46</b>	<b>15,192,217.54</b>	<b>92.48%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>		<b>-9,074,320.00</b>	<b>-9,074,320.00</b>	<b>-139,722.48</b>	<b>-513,122.76</b>	<b>8,561,197.24</b>	<b>94.35%</b>
<b>Report Surplus (Deficit):</b>		<b>-9,074,320.00</b>	<b>-9,074,320.00</b>	<b>-139,722.48</b>	<b>-513,122.76</b>	<b>8,561,197.24</b>	<b>94.35%</b>

02/21/2024 Item B.

Budget Report

For Fiscal: 2023-2024 Period Ending: 01/31/2024

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>						
Revenue	7,353,131.00	7,353,131.00	435,005.68	722,110.70	-6,631,020.30	90.18%
Expense	16,427,451.00	16,427,451.00	574,728.16	1,235,233.46	15,192,217.54	92.48%
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-9,074,320.00</b>	<b>-9,074,320.00</b>	<b>-139,722.48</b>	<b>-513,122.76</b>	<b>8,561,197.24</b>	<b>94.35%</b>
<b>Report Surplus (Deficit):</b>	<b>-9,074,320.00</b>	<b>-9,074,320.00</b>	<b>-139,722.48</b>	<b>-513,122.76</b>	<b>8,561,197.24</b>	<b>94.35%</b>

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02/21/2024 Item B.

Budget Report

For Fiscal: 2023-2024 Period Ending: 01/31/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CO	-9,074,320.00	-9,074,320.00	-139,722.48	-513,122.76	8,561,197.24
Report Surplus (Deficit):	-9,074,320.00	-9,074,320.00	-139,722.48	-513,122.76	8,561,197.24

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Wylie Economic Development Corporation  
Statement of Net Position  
As of January 31, 2024

**Assets**

Cash and cash equivalents	\$ 13,522,433.79	
Receivables	\$ 750,000.00	Note 1
Inventories	\$ 14,645,353.88	
Prepaid Items	<u>\$ -</u>	
<b>Total Assets</b>	<u><u>\$ 28,917,787.67</u></u>	

**Deferred Outflows of Resources**

Pensions	<u>\$ 114,336.55</u>
<b>Total deferred outflows of resources</b>	<u><u>\$ 114,336.55</u></u>

**Liabilities**

Accounts Payable and other current liabilities	\$ 23,687.99	
Unearned Revenue	\$ 4,141.40	Note 2
Non current liabilities:		
Due within one year	\$ 463,909.55	Note 3
Due in more than one year	<u>\$ 15,136,816.48</u>	
<b>Total Liabilities</b>	<u><u>\$ 15,628,555.42</u></u>	

**Deferred Inflows of Resources**

Pensions	<u>\$ (8,336.41)</u>
<b>Total deferred inflows of resources</b>	<u><u>\$ (8,336.41)</u></u>

**Net Position**

Net investment in capital assets	\$ -
Unrestricted	<u>\$ 13,395,232.39</u>
<b>Total Net Position</b>	<u><u>\$ 13,395,232.39</u></u>

*Note 1: Includes incentives in the form of forgivable loans for \$100,000 (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 01/31/2024

Account	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.	13,520,433.79
<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	750,000.00
<a href="#">111-1000-14112</a>	INVENTORY - MATERIAL/ SUPPLY	0.00
<a href="#">111-1000-14116</a>	INVENTORY - LAND & BUILDINGS	14,645,353.88
<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	1,868,500.00
	<b>Total Assets:</b>	<b>30,786,287.67</b>
		<b><u>30,786,287.67</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	-2,735.96
<a href="#">111-2000-20117</a>	TMRS PAYABLE	5,902.40
<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	3,362.42
<a href="#">111-2000-20131</a>	EDWARD JONES DEFERRED COMP	0.00
<a href="#">111-2000-20132</a>	EMP CARE FLITE	12.00
<a href="#">111-2000-20133</a>	Unemployment Comp Payable	30.97
<a href="#">111-2000-20151</a>	ACCRUED WAGES PAYABLE	0.00
<a href="#">111-2000-20180</a>	ADDIT EMPLOYEE INSUR PAY	135.18
<a href="#">111-2000-20199</a>	MISC PAYROLL PAYABLE	0.00
<a href="#">111-2000-20201</a>	AP PENDING	16,980.98
<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	1,868,500.00
<a href="#">111-2000-20810</a>	DUE TO GENERAL FUND	0.00

As Of 01/31/2024

## Balance Sheet

Account	Name	Balance
<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	4,141.40
	<b>Total Liability:</b>	<b>1,896,329.39</b>

## Equity

<a href="#">111-3000-34110</a>	FUND BALANCE - RESERVED	0.00
<a href="#">111-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	29,403,081.04
	<b>Total Beginning Equity:</b>	<b>29,403,081.04</b>
Total Revenue		722,110.70
Total Expense		1,235,233.46
<b>Revenues Over/Under Expenses</b>		<b>-513,122.76</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>28,889,958.28</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>30,786,287.67</u></b>

02/21/2024 Item B.

As Of 01/31/2024

Balance Sheet

Account	Name	Balance
<b>Fund: 922 - GEN LONG TERM DEBT (WEDC)</b>		
<b>Assets</b>		
	<b>Total Assets:</b>	<b>0.00</b>
		<b>0.00</b>
<b>Liability</b>		
<a href="#">922-2000-28248</a>	GOVCAP LOAN/SERIES 2022	7,556,077.29
	<b>Total Liability:</b>	<b>7,556,077.29</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>0.00</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b>7,556,077.29</b>
	<b>*** FUND 922 OUT OF BALANCE ***</b>	<b>-7,556,077.29</b>

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

2/15/2024 10:08:51 AM

Page 3 of 3

17

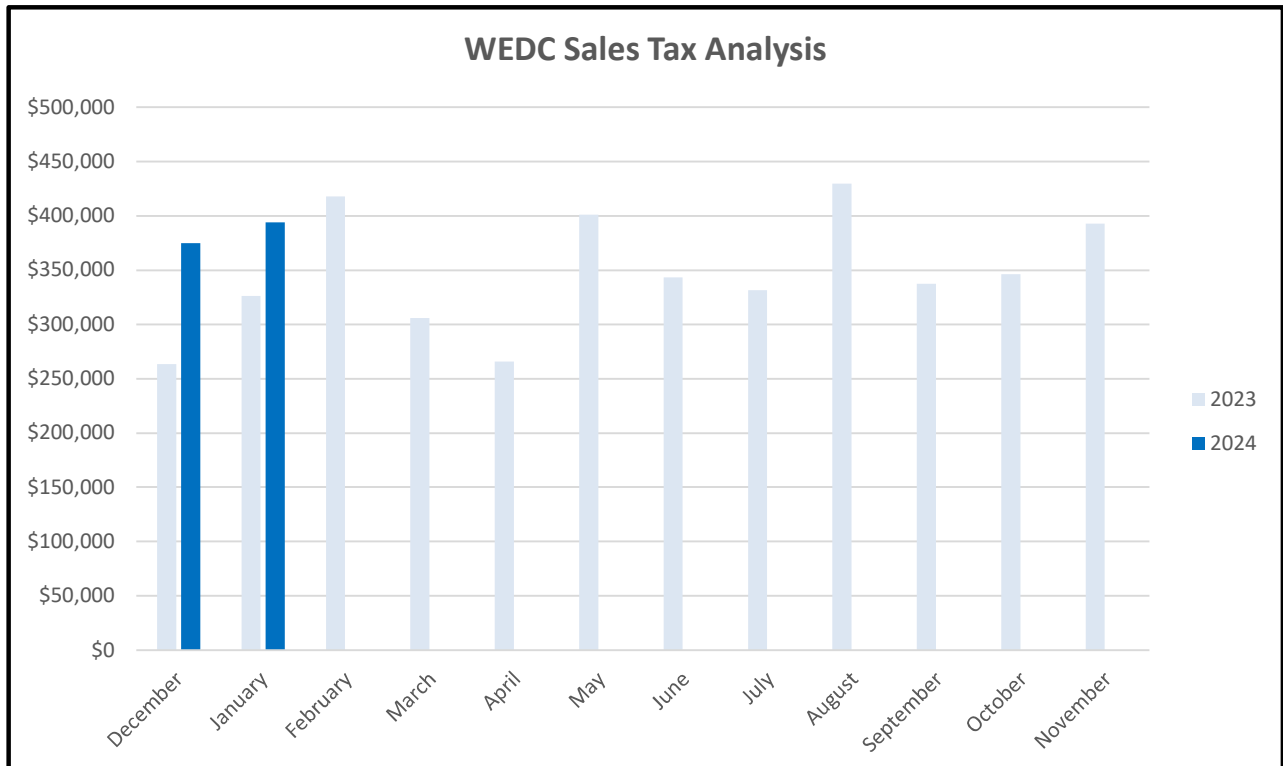
## Wylie Economic Development Corporation

### SALES TAX REPORT

January 31, 2024

#### BUDGETED YEAR

MONTH	FY 2021	FY 2022	FY 2023	FY 2024	DIFF 23 vs. 24	% DIFF 23 vs. 24
DECEMBER	\$ 235,381.33	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 35,959.83	10.62%
JANUARY	\$ 262,263.52	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 25,616.67	6.95%
FEBRUARY	\$ 456,571.35	\$ 417,896.79	\$ 480,381.11	\$ -		
MARCH	\$ 257,187.91	\$ 305,605.50	\$ 313,686.17	\$ -		
APRIL	\$ 221,881.55	\$ 265,773.80	\$ 310,050.94	\$ -		
MAY	\$ 400,371.70	\$ 401,180.20	\$ 434,878.33	\$ -		
JUNE	\$ 290,586.92	\$ 343,371.26	\$ 330,236.89	\$ -		
JULY	\$ 314,559.10	\$ 331,432.86	\$ 379,162.00	\$ -		
AUGUST	\$ 390,790.76	\$ 429,696.16	\$ 448,253.70	\$ -		
SEPTEMBER	\$ 307,681.15	\$ 337,512.61	\$ 371,880.65	\$ -		
OCTOBER	\$ 326,382.38	\$ 346,236.36	\$ 377,466.67	\$ -		
NOVEMBER	\$ 411,813.32	\$ 392,790.84	\$ 458,694.91	\$ -		
<b>Sub-Total</b>	<b>\$ 3,875,470.98</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 768,680.77</b>	<b>\$ 61,576.50</b>	8.79%
<b>Total</b>	<b>\$ 3,875,470.98</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 768,680.77</b>	<b>\$ 61,576.50</b>	8.79%



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.  
 Example: January SlsTx Revenue is actually November SlsTx and is therefore the 2nd allocation in FY24.

# Wylie Economic Development Corporation

## PERFORMANCE AGREEMENT REPORT

January 31, 2024

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
LUV-ROS	\$	10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	A
AMERICAN ENTITLEMENTS II	\$	35,000.00	\$ 25,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 35,000.00	
NORTH DALLAS WYLIE LAND	\$	120,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 120,000.00	
AXL	\$	65,000.00	\$ 9,250.00	\$ 9,250.00	\$ -	\$ -	\$ -	\$ 9,250.00	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$	100,000.00	\$ 50,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 100,000.00	B
MLKJ	\$	80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	C
CLF II LI WYLIE (LOVETT)	\$	1,300,000.00	\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ 650,000.00	\$ -	\$ 1,300,000.00	
DEANAN/DANK	\$	30,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 30,000.00	
FIREWATER	\$	300,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$ 300,000.00	
PHOENIX ASCENDING	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	D
SANDEN INTERNATIONAL	\$	500,000.00	\$ 300,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 200,000.00	\$ -	\$ 500,000.00	
	<b>\$</b>	<b>2,540,000.00</b>	<b>\$ 1,169,250.00</b>	<b>\$ 939,250.00</b>	<b>\$ 60,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 999,250.00</b>	<b>\$ 371,500.00</b>	<b>\$ 2,540,000.00</b>	
								<i>Deferred Out Flow</i>	\$ 1,868,500.00		

A. Performance Agreement (\$10,000) and Forgiveable Land Grant (\$60,000 forgiven over 3 years). \$20,000/year in 2022, 2023, & 2024.

B. 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.

C. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2025, 2026, & 2027.

D. 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: February 21, 2024 Item Number: 1
Prepared By: Jason Greiner (Staff Use Only)

Subject

Consider and act upon Committee Appointments by the Board President.

Recommendation

Motion to appoint \_\_\_\_\_ and \_\_\_\_\_ to the \_\_\_\_\_ Committee(s) of the WEDC.

Discussion

Provided for the Board’s review is Section VI – Committees of the WEDC Bylaws. Section VI provides for the qualifications and selection for Committee Membership.

Section 6.01 - Qualifications for Committee Membership:

Members of committees shall be appointed by the President and approved by the Board. Committee members need not be members of the Wylie Economic Development Corporation unless required by these Bylaws or Board resolution.”

Per the Bylaws, Standing Committees of the Board may include:

- Budget, Finance and Audit Committee
Committee for Business Retention and Expansion
Committee for New Business Attraction and Recruitment

Current Committees of the Board:

- Bylaw Committee - Melisa Whitehead and Blake Brininstool
Budget Committee - Melisa Whitehead and Aaron Jameson

Section 6.03 – Special Committees:

“The President may determine from time to time that other committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective committees.”

The Board President will open discussion to appoint new Committee Members for approval by the Board. (Potential Committees for consideration may include Budget Committee, Special Events/Marketing Committee, Long-Term Planning Committee, etc.)

Attachment:

WEDC Bylaws, Section VI



or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policy-making functions in discharging the duties herein above set forth in this section.

## ARTICLE VI COMMITTEES

### 6.01 Qualifications for Committee Membership

Members of committees shall be appointed by the President and approved by the Board. Committee members need not be members of the Wylie Economic Development Corporation unless required by these Bylaws or Board resolution.

### 6.02 Standing Committees

The President shall have authority to appoint the following standing committees of the Board and such other committees as the Board may deem appropriate in the future:

**Budget, Finance and Audit Committee:** This committee shall have the responsibility of working with the Director, or the contractual entity performing as Director as the case may be, in the formation and promotion of the annual budget of the Board. The Committee shall present such budget to the Board and, upon approval, shall present, in accordance with these Bylaws, said budget to the City Council. In addition to the preparation of the budget, the committee shall keep the Board advised in such matters. The Committee shall further have the responsibility to oversee and work with auditors of the City or outside auditors when audits of the Board are being performed.

**Committee for Business Retention and Expansion:** This committee shall work with the Director of Economic Development and shall keep the Board informed of all development and activities concerning business retention and expansion.

**Committee for New Business Attraction and Recruitment:** This committee shall work with the Director of Economic Development and shall keep the Board informed of all developments and activities concerning business attraction and recruitment.

### 6.03 Special Committees

The President may determine from time to time that other committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective committees.

No such committee shall have independent authority to act for or instead of the Board of Directors with regard to the following matters: amending, altering, or repealing the Bylaws; electing, appointing, or removing any member of any such committee or any Director or Officer of the Corporation; amending the Articles of Incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the sale, lease, exchange, or mortgage of all or substantially all of the property and assets of the Corporation; authorizing the voluntary dissolution of the Corporation or revoking the proceedings thereof; adopting a plan for the distribution of the assets of the Corporation; or amending, altering, or repealing any resolution of the Board of Directors which by its terms provides that it shall not be amended, altered, or repealed by such committee.

The designation and appointment of any such committee and delegation to that committee of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed on it or on him/her by law or these Bylaws.

#### 6.04 Term of Committee Members

Each member of a committee shall continue as such until the next appointment of the Board of Directors and until his/her successor on the committee is appointed, unless the committee shall be sooner terminated or unless such member has ceased to serve on the Board of Directors, or unless such member be removed from such committee.

Any committee member may be removed from committee membership by the President, with Board approval, whenever in their judgment the best interests of the Corporation would be served by such removal.

#### 6.05 Vacancies on Committees

Vacancies in the membership of any committee may be filled in the same manner as provided with regard to the original appointments to that committee.

#### 6.6 Ex-Officio Members

The City Manager or his/her designee and the Mayor or his/her designee may attend all meetings of the Board of Directors or Committees. These representatives shall not have the power to vote in the meetings they attend. Their attendance shall be for the purpose of ensuring that information about the meeting is accurately communicated to the City Council and to satisfy the City Council obligation to control the powers of the Corporation.

### **ARTICLE VII FINANCIAL ADMINISTRATION**

The Corporation may contract with the City for financial and accounting services. The Corporation's financing and accounting records shall be maintained according to the following guidelines:

#### 7.01 Fiscal Year

The fiscal year of Corporation shall begin on October 1 and end on September 30 of the following year.

#### 7.02 Budget

A budget for the forthcoming fiscal year shall be submitted to, and approved by, the Board of Directors and the City Council of the City of Wylie. In submitting the budget to the City Council, the Board of Directors shall submit the budget on forms prescribed by the City Manager and in accordance with the annual budget preparation schedule as set forth by the City Manager. The budget shall be submitted to the City Manager for inclusion in the annual budget presentation to the City Council.

#### 7.03 Contracts

As provided in Article V above, the President and Secretary shall execute any contracts or other

## AGENDA REPORT

Meeting Date: February 21, 2024 Item Number: 2  
 Prepared By: Jason Greiner *(Staff Use Only)*

### Subject

Consider and act upon construction services at Hwy 78 & Brown.

### 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 has been working toward the redevelopment of Hwy 78 & Brown since 2018. Staff is bringing this item back to the Board to consider and act upon the construction services associated with the TxDOT improvements.

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

- Demo
- Subgrade
- Earthwork
- Paving/Striping
- Storm Sewer
- Erosion Control
- Traffic Control

Additional anticipated costs that are not included in this bid:

- Underground Utilities
- Surveying and Staking
- Tree Removal and Disposal

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



# HOODED LEFT TURN LANES AND DECELERATION LANES IMPROVEMENTS

## BROWN STREET AND STATE HIGHWAY 78 WYLIE ECONOMIC DEVELOPMENT CORPORATION

### PAVING IMPROVEMENTS STATE HIGHWAY 78 CITY OF WYLIE, TEXAS

**NOTES:**

ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TXDOT STANDART SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2014, AND SPECIFICATION ITEMS AS FOLLOW SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

THE STANDARD SHEETS, SPECIFICALLY IDENTIFIED IN THIS INDEX OF SHEETS, HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTION(S) TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR A POSTED SPEED OF 50 MPH, BASED ON THE MOST RECENT TXDOT DESIGN MANUAL REQUIREMENTS.

REVEGETATION OF THE ROW MUST BE ESTABLISHED TO 70% BEFORE FINAL INSPECTION

TXDOT STANDARDS, DETAILS, SPECIFICATIONS AND PRACTICES SHALL GOVERN ALL WORK PERFORMED IN TXDOT R.O.W.

LANE CLOSURES ALLOWED MON.-FRI., 9:00 AM TO 3:30 PM ONLY

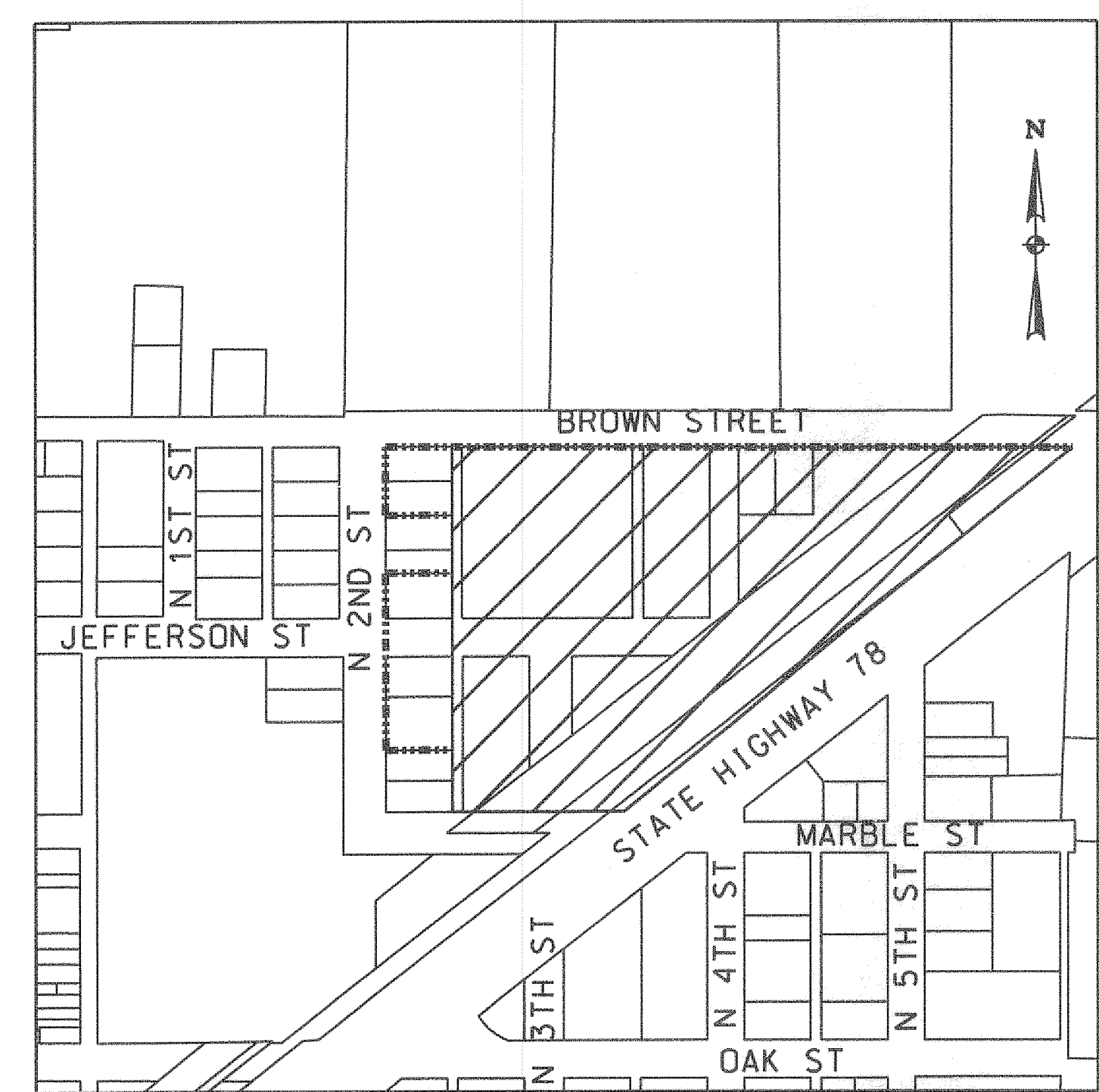
DRIVE AND UTILITY CONSTRUCTION IMPROVEMENTS TO BE CONSTRUCTED PER APPROVED PERMIT # 2022

ALL WORK IN THE STATE ROW MUST BE TO TXDOT STANDARDS

CITY DETAILS ARE NOT APPLICABLE IN TXDOT ROW

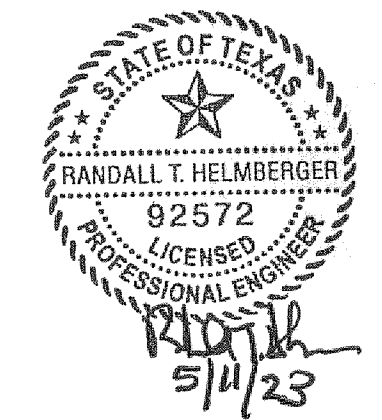
**OWNER:**  
WYLIE ECONOMIC DEVELOPMENT CORPORATION  
250 S. HIGHWAY 78  
WYLIE, TEXAS 75098  
JASON GREINER  
(972) 442-7901

**ENGINEER:**  
HELMBERGER ASSOCIATES, INC.  
1525 BOZMAN ROAD  
WYLIE, TEXAS 75098  
RANDALL T. HELMBERGER, PE  
(972) 442-7459 TBPE REGISTRATION NO. - F000756



Vicinity Map  
(not to scale)

ALL PAVEMENT MARKINGS, ARROWS, STRIPES, ETC... TO FOLLOW TXDOT PAVEMENT MARKING DETAILS

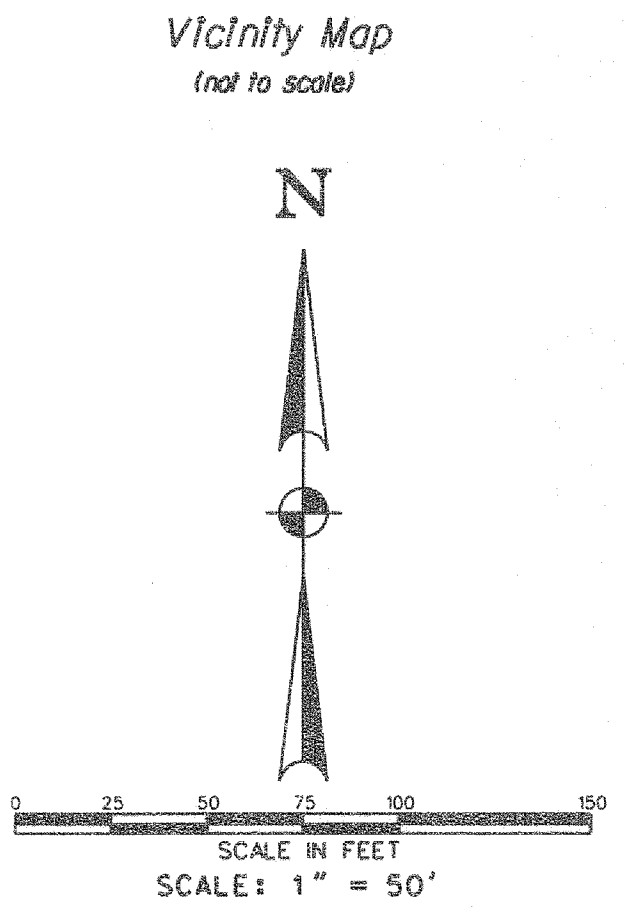
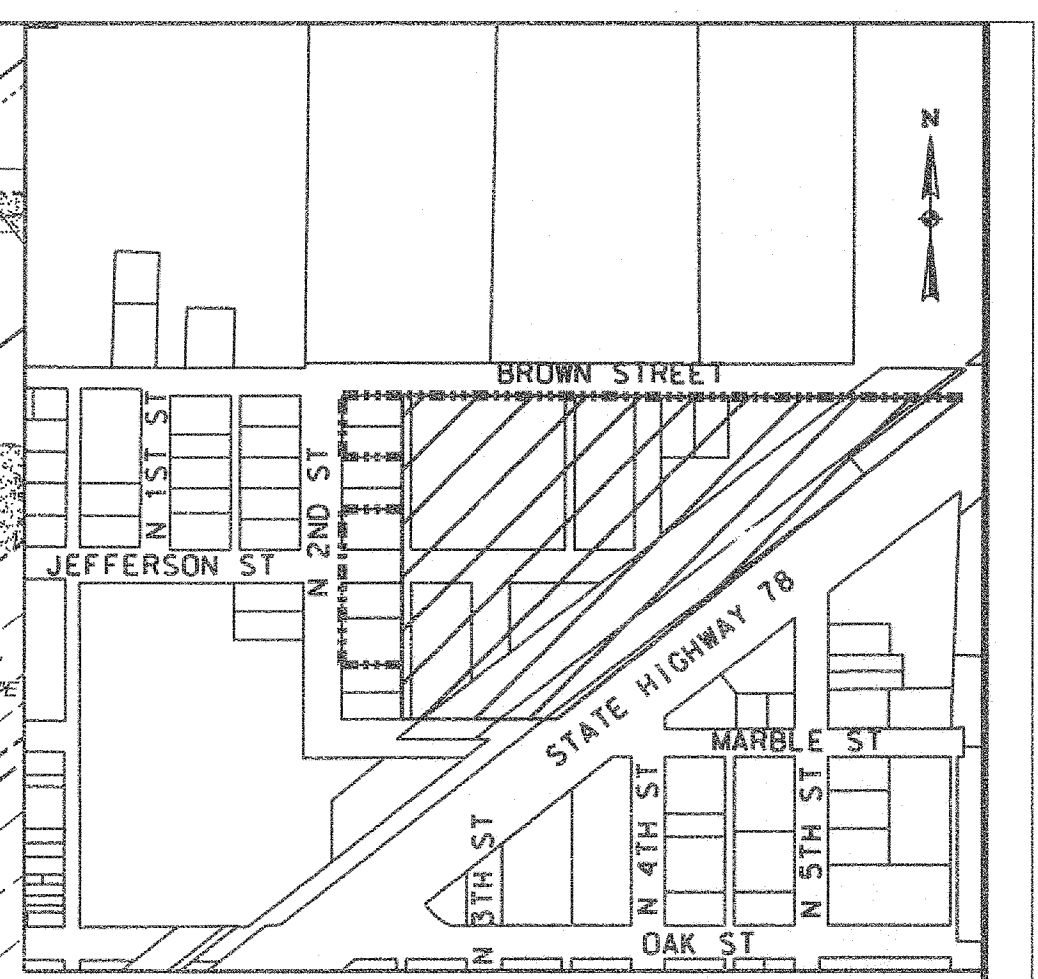
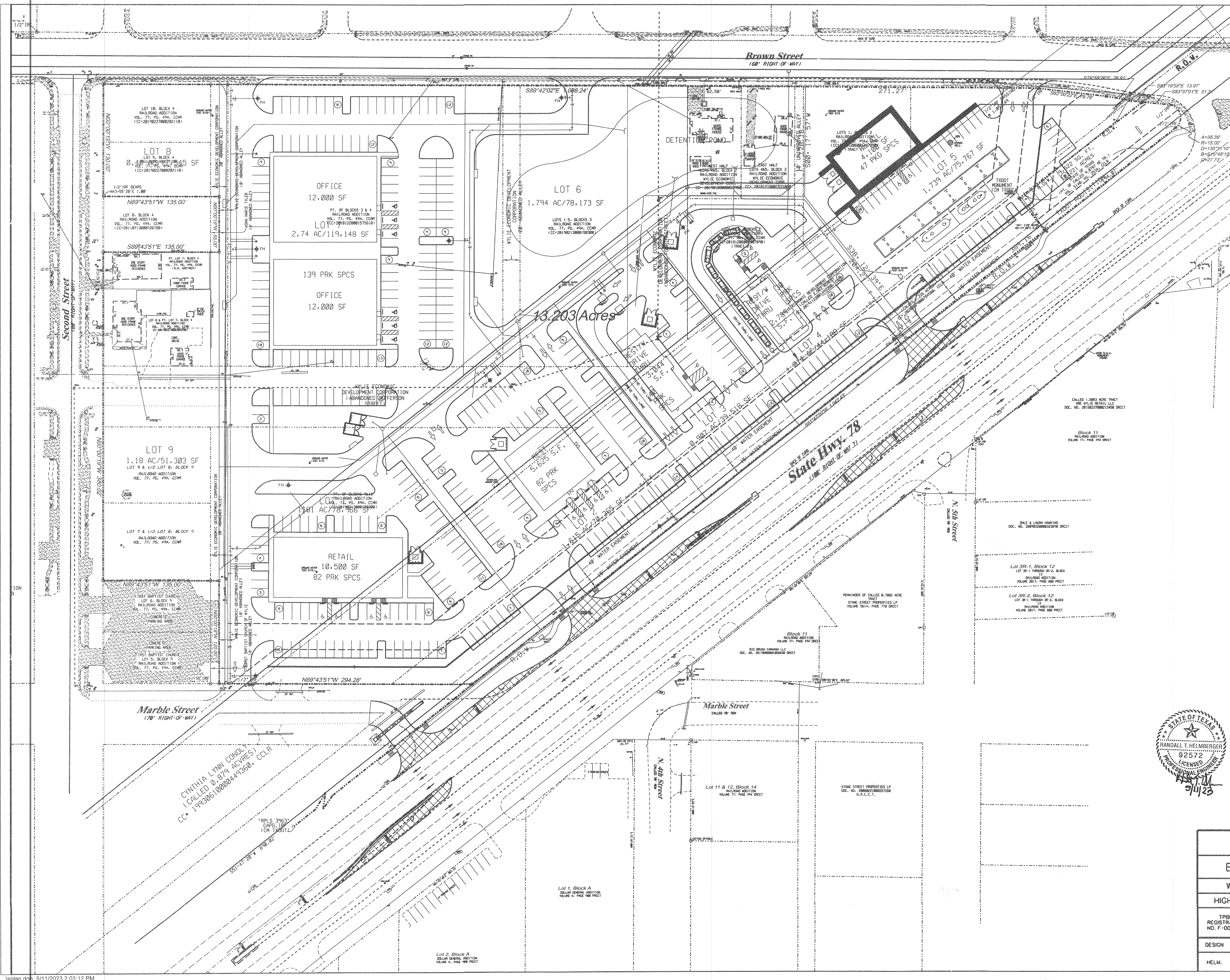


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BROWN STREET AND STATE HIGHWAY 78  
TURN AND DECELERATION LANES





BENCHMARK:  
CITY OF WYLIE CONTROL MONUMENT #1  
LOCATED AT NORTH SIDE OF SH 78 NEAR  
THE EAST ENTRANCE DRIVE FOR CITY OF  
WYLIE POLICE COMPLEX - 2000 SH 78 N  
MAPSCO PAGE 664S  
ELEVATION = 530.294

CITY OF WYLIE CONTROL MONUMENT #2  
LOCATED AT THE OLD CITY PARK  
104 SOUTH OF THE BUILDING AT  
104 SOUTH BALLARD  
MAPSCO PAGE 663Y  
ELEVATION = 550.238

**LINE LEGEND:**

- PROPERTY LINE
- DRAINAGE FLOW
- - - - - PROPOSED WATER LINE
- ROAD CENTER LINE
- - - - - PROPOSED STORM SEWER
- PROPOSED STREET
- - - - - EXISTING CONTOUR LINE
- - - - - PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE

**OWNER/DEVELOPER:**  
WYLIE ECONOMIC DEVELOPMENT CORPORATION  
250 S. HIGHWAY 78  
WYLIE, TEXAS 75098  
JASON GREINER  
(972) 442-7901

**ENGINEER:**  
HELMBERGER ASSOCIATES, INC.  
1525 BOZMAN ROAD  
WYLIE, TEXAS 75098  
RANDALL T. HELMBERGER, PE  
(972) 442-7459

CONCEPT PLAN						
BROWN AND 78 RETAIL ADDITION						
WYLIE ECONOMIC DEVELOPMENT CORPORATION						
HIGHWAY 78 AND BROWN STREET, WYLIE, TEXAS						
TPBE REGISTRATION NO. F-000756	<b>H</b> HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459		DATE	SCALE	NOTES	FILE
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	SEPTEMBER 2020	1"=50'	SPLAN	2020-13	C1





Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 21, 2024

Item Number: DS1

Prepared By: Jason Greiner

Subject
Discussion regarding WEDC Annual Report.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will lead the discussion regarding WEDC Annual Report.



Wylie Economic Development Board

**AGENDA REPORT**

Meeting Date: February 21, 2024

Item Number: DS2

Prepared By: Jason Greiner

**Subject**  
Discussion regarding WEDC Board Member Handbook.

**Recommendation**  
No action is requested by staff for this item.

**Discussion**  
Staff will lead the discussion regarding WEDC Board Member Handbook.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 21, 2024

Item Number: DS3

Prepared By: Jason Greiner

Subject
Discussion regarding future WEDC Board Retreats/Work Sessions.

Recommendation
No action is requested by staff for this item.

Discussion
At the 1-12-24 WEDC Work Session, the Board discussed interest in future Work Sessions that may include community tours, downtown tours, and/or redevelopment/development tours.
Staff will lead the discussion regarding future WEDC Board Retreats/Work Sessions.





# AGENDA REPORT

Meeting Date: February 21, 2024 Item Number: DS4  
Prepared 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

- Demolition of 701 S Ballard and 300 N 2<sup>nd</sup> has been completed. Demolition of 711 Cooper is near completion. Staff will ensure that properties are fully cleaned up following demolition. Staff has continued efforts to finalize utility disconnections in preparation for demolition at 104 S Ballard. Staff met with the artist that completed the mural onsite at 104 S Ballard and will coordinate photography prior to demolition. Staff coordinated with WFR and WPD to allow training opportunities prior to demolition and will continue to do so for the remaining properties.
- Property Management conducted final walk thru with previous tenant at 104 S Ballard.
- Staff is in discussion with previous tenant at 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- SP prepared for and coordinated project meetings for ICSC Red River.
- SP needs feedback on new concept plans for Lot 5.
- Staff will provide project updates as needed in Executive Session.

**Downtown Parking:**

- Staff met onsite with the UP representative. Staff will provide additional updates in Executive Session.

**Downtown & SBO Property Concepts:**

- KH to prepare concept layout for 503-701 S Ballard. Waiting on existing plat/survey data.

**Engineering Report:**

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

- The second construction plan and TIA submittal to TxDOT was made on January 25, 2024 and we are awaiting review comments.
- Bids were received. Tiseo agreed to shorten the contract time. We are waiting on TxDOT approval to finalize the Contract and get them started.
- After we receive all approvals, we will setup a pre-con meeting with the City.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Early-2024

Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City’s 19-acre tract. Staff will discuss the findings in Executive Session.

Environmental- State Hwy 78 & Brown – Elm Creek (EC) & Whitehead Environmental Services (WES)

- TCEQ provided responses to the additional information submitted by EC.
- EC will respond to the TCEQ questions BY 2-19-24.
- EC now anticipates that the earliest that the Certificate of Closure/Completion could be issued would be April. EC has notified TCEQ regarding the pending real estate transaction on the property and requested a review as soon as possible.

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

- Staff is working on filing the final plat with Collin County, pending parcel data clarification with Collin County Tax Assessors Office.
- Staff met with Vasquez Engineering and pond maintenance company regarding pond design.
- Completion Date: Early-2024

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

- Drainage analysis and modeling is complete. Staff will discuss the findings in Executive Session.

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

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- The proposed drainage and sanitary sewer easements have been signed and will be filed.
- KH prepared two concept exhibits for the Nelson’s property at the hard corner of 78 and Alanis.

Eubanks Easement/ROW Coordination

- Ongoing coordination regarding easement and right-of-way acquisition.

State Hwy 78 TxDOT Improvements

- KH preparing EJCDC contracts for the project (expected completion end of week). Will insert the schedule of values from contractor when received.

Jackson Avenue Development

- KH is preparing 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 lease and/or sale. The development will meet the requirements of the Downtown overlay district.
- Will require close coordination with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage and “theme” of the development.
- KH is in discussions with the City Engineer regarding the possible drainage solution and will provide a follow-up prior to finalizing the IPO.

Westgate Gas Line & Easement Coordination

- Survey has provided an updated file showing the location of the gas line.
- KH is working on the exhibits to be attached to the Atmos front end language.
- KH is working on the abandonment document for the existing easements.

City of Wylie- Current Project Status for your reference:

- Wylie Development Projects Status - Development Status Report
- Wylie Capital Improvement Program (CIP) Projects Status - CIP Status Report
- Wylie Capital Improvement Program (CIP) Projects Dashboards  
Eubanks Lane Improvements  
E FM 544 Improvements  
McMillen Drive Improvements  
Park Boulevard Improvements  
Map View

**BRE & Workforce Updates:**

- Staff conducted 4 BRE visits in January.
- Developed electrical trade pathway “Power Hour” lunchtime educational program for CTE students.
- Participated in 2 workforce webinars addressing Jobs & Education for Texans (JET) Grant programs, Metrix Learning, and Cross Timbers APEX Accelerator programs for the Department of Defense (DOD) Office of Small Business Programs (OSBP).
- Assisted local employer in submitting Skills Development Fund Grant application for workforce development.
- Met with Texas Manufacturing Assistance Center (TMAC) and regional representatives regarding MFG Day 2024 program.
- Worked with Collin College and WSNCT to advance certification of Electrical Apprenticeship and Youth Apprentice programs for local employers.

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

- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended the City of Wylie’s Annual Employee Banquet.
- Staff met with the social media team to review upcoming projects and activities.
- Staff worked on ongoing updates and refreshes to website content and available properties for better online visibility. This included work toward development of video content, updates to data and featured stories.
- Sales tax revenues for the month of February are down 44.73% due to an audit collection adjustment in the amount of -\$928,579.71. Staff has been in communication with the Comptroller’s Office and is awaiting additional information concerning the adjustment.

**Upcoming Events:**

- TEDC Winter Conference- San Antonio – February 21-23
- WISD Boots ‘N Barbecue – March 23
- ICSC- Las Vegas – May 19-21
- Board & Commission Interviews – May 29-30

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



# ENGINEERING

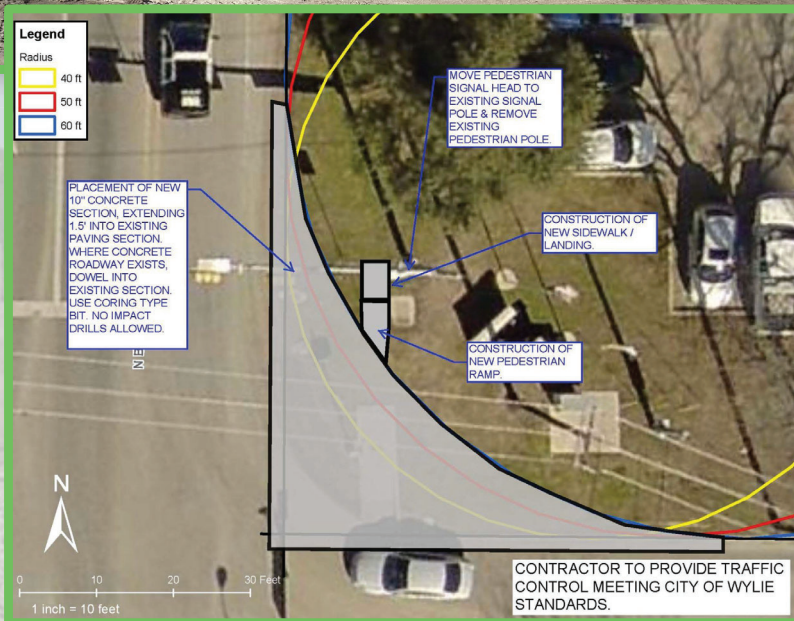
## CIP Project Status & 5-yr Plan

February 13, 2024





# ENGINEERING



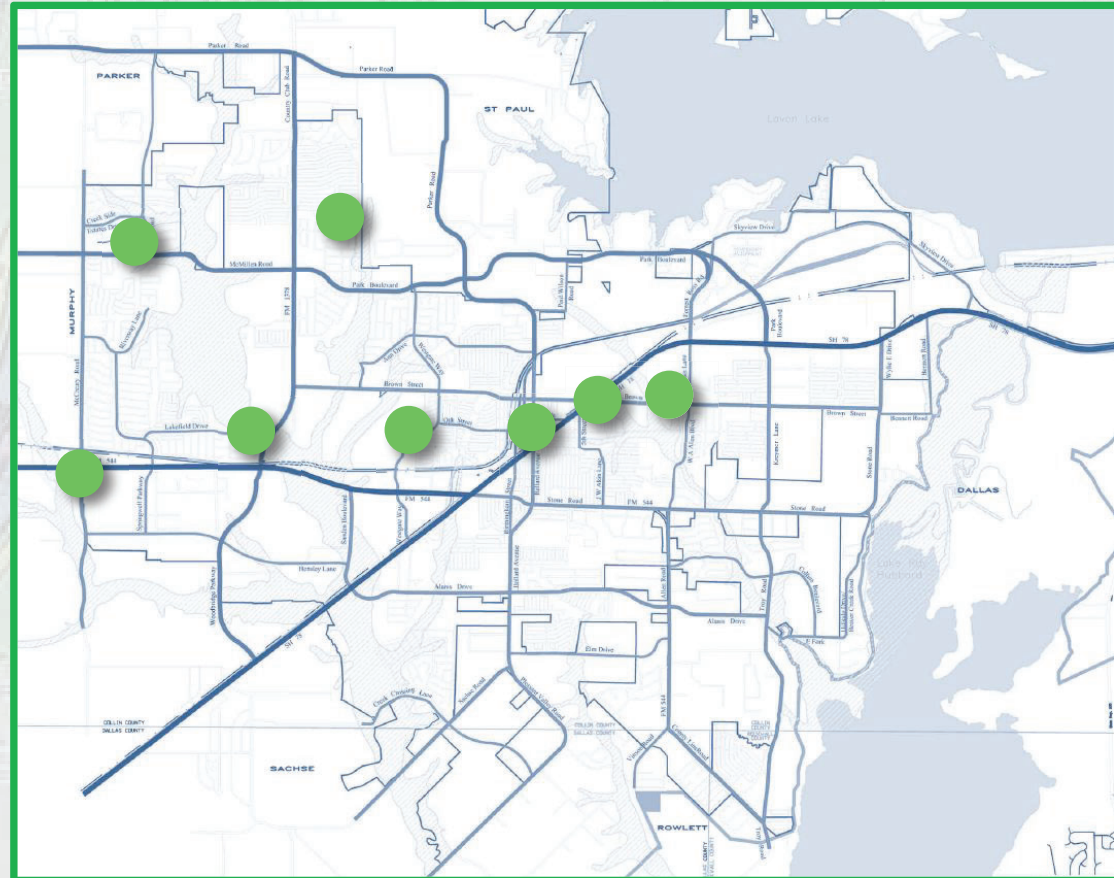
## Responsibilities:

- Manage Capital Improvement Program.
- Compliance review of development and private projects.
- Respond to citizen inquiries.
- Review flood and traffic studies.
- Daily inspection of capital and private development projects.
- Process and review right-of-way permits for private development, utility and franchise utility projects.

# RECENTLY COMPLETED CAPITAL PROJECTS

## Capital Projects Completed:

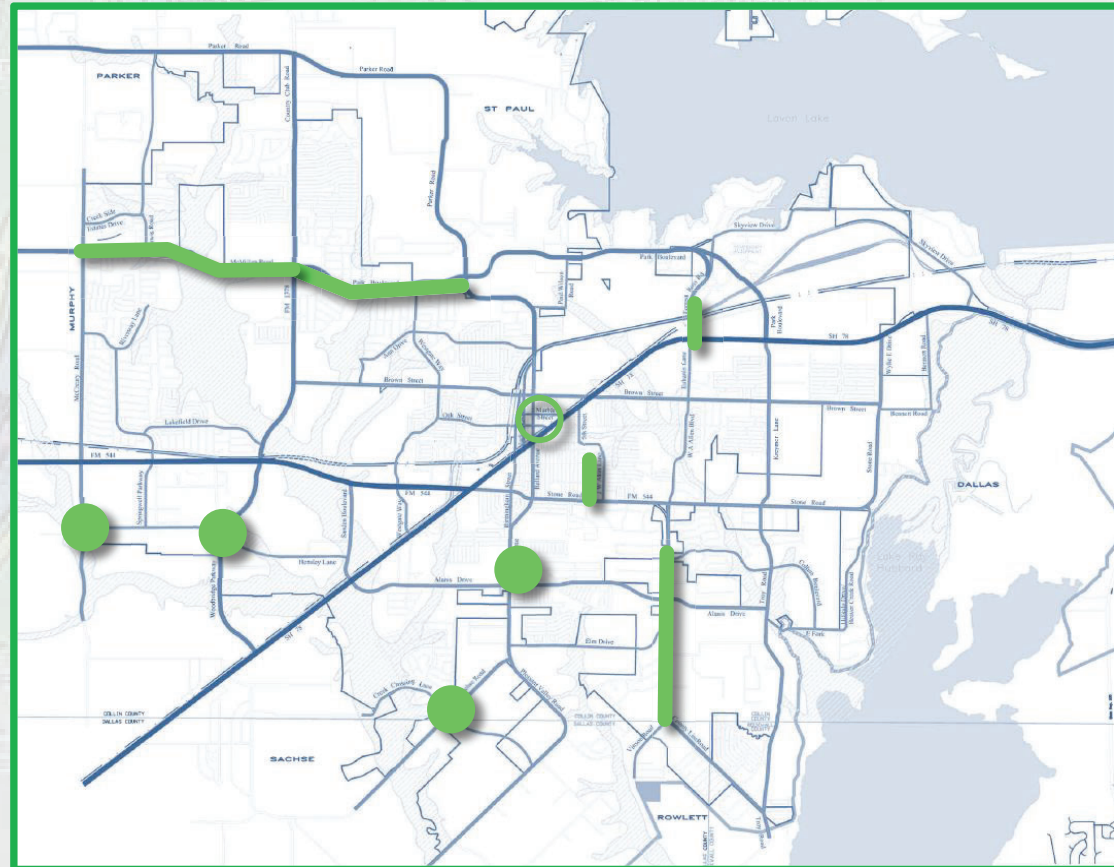
- Backup Pump Station Generators
- Downtown Traffic Impact Analysis (TIA)
- Downtown Drainage Study
- HSIP Intersection Improvements
- Rowlett Creek Site 4 Auxiliary Spillway Repair
- Wylie Fire Station #4



# CURRENT CAPITAL PROJECTS

## City Capital Projects in design or construction:

- Eubanks Ln (SH 78 To NTMWD Driveway)
- E FM 544 (Alfred To County Line)
- McMillen Rd (McCreary To Country Club)
- Park Blvd (Country Club To FM 2514)
- Various Signal Projects (3)
- Ballard Water Tower
- Dogwood Waterline Replacement
- Downtown Traffic And Drainage Improvements





# CURRENT CAPITAL PROJECTS

## Eubanks Lane (Hwy 78 to NTMWD Driveway)



### Description:

Expanding existing two-lane road to a four-lane concrete road.

### Total Cost: \$5,280,000

- Engineering / ROW: \$580,000
- Construction: \$4,700,000

### Funding:

- East/West Thoroughfare Impact Fees
- North Texas Municipal Water District

### Status:

- Franchise utility relocations underway
- RR construction anticipated Summer 2024

### Timeline:

Anticipated completion – Spring 2025



# CURRENT CAPITAL PROJECTS

## E FM 544

### (Alfred to County Line)



#### Description:

- Expanding existing two-lane road to a median divided four-lane concrete road.
- Construct a roundabout at County Line Rd.
- New signal at Alanis.

#### Total Cost: \$16,040,000

- Engineering / ROW: \$1,320,000
- Construction: \$14,720,000

#### Funding:

2005 Bond Program, County ILA, Gen Fund

#### Status:

- Design 100% Complete
- ILA with EF SUD
- Construction beginning Feb. 2024

#### Timeline:

Anticipated completion - Fall 2025

# CURRENT CAPITAL PROJECTS

## McMillen Road (McCreary to Country Club)



### Description:

- Expanding existing two-lane road to a median divided four-lane concrete road.
- Includes sidewalk and signal improvements.

### Total Cost: \$23,560,000

- Engineering / ROW: \$2,110,000
- Construction: \$21,450,000

### Funding:

- 2021 Bond Program, County ILA

### Status:

- Construction began Dec. 2023
- Franchise utility relocations underway
- Underground utility construction ongoing

### Timeline:

Anticipated completion - Winter 2025



# CURRENT CAPITAL PROJECTS

## Park Blvd (Country Club to Parker Road)



### Description:

- Expanding existing two-lane road to a median divided four-lane concrete road.
- Includes walking trail and street lights.

### Total Cost: \$13,880,000

- Engineering / ROW: \$2,500,000
- Construction Estimate: \$11,380,000

### Funding:

- 2021 Bond Program, County ILA

### Status:

- Design 90% Complete
- Franchise utility and ROW coordination ongoing
- Anticipated construction – Summer 2024

### Timeline:

Anticipated completion – Spring 2025

# CURRENT CAPITAL PROJECTS

## Ballard Water Tower (Ballard and Alanis)



### Description:

- Replacing the existing 250,000 gallon tank
- 1.5 million gallon water storage tank

### Total Cost: \$8,770,000

- Engineering / ROW: \$550,000
- Construction: \$8,220,000

### Funding:

- Water Impact Fees
- 2017 Tax and Revenue Certificate of Obligation

### Status:

- Pedestal and bowl construction complete
- Painting underway

### Timeline:

Anticipated completion – Fall 2024

# CURRENT CAPITAL PROJECTS

## Dogwood Drive Waterline (Stone Rd to Butler Circle)



### Description:

- Replacing approx. 3,000 LF of existing 6" waterline with an 8" waterline
- All existing water services will be replaced from the main to the meters
- Analyze drainage at cul-de-sac area.

### Total Cost: \$1,440,000

- Engineering: \$90,000
- Construction Estimate: \$1,350,000

### Funding:

- Utility Fund

### Status:

- Design 30% complete

### Timeline:

Anticipated completion - Spring 2025



# CURRENT CAPITAL PROJECTS

## Downtown Traffic and Drainage Improvements



### Description:

- New one-way configuration.
- Construction of Birmingham extension.
- New Signals at Hwy 78 and Brown.
- Drainage improvements.

### Total Cost: \$4,630,000 (Phase 1)

- Engineering: \$1,370,000
- Construction Estimate: \$3,260,000

### Funding:

- 2021 Bond Funds

### Status:

- Design services underway.
- Stakeholder meetings.

### Timeline:

Anticipated Construction Start - Early 2025

# 5-YEAR PLAN: STREETS

FUNDED/PROGRAMMED  
UNFUNDED

Project	FY2025	FY2026	FY2027	FY2028	FY2029	5 YR TOTAL
<b>STREETS TOTALS</b>	<b>\$16,911,914</b>	<b>\$11,400,000</b>	<b>\$10,300,000</b>	<b>\$10,600,000</b>	<b>\$7,000,000</b>	<b>\$56,211,914</b>
EUBANKS LANE	\$439,083	\$0	\$0	\$0	\$0	\$439,083
E FM 544 (STONE RD PH 3)	\$4,472,831	\$0	\$0	\$0	\$0	\$4,472,831
McMILLEN DRIVE	\$7,000,000	\$2,600,000	\$0	\$0	\$0	\$9,600,000
PARK BOULEVARD	\$4,000,000	\$1,800,000	\$0	\$0	\$0	\$5,800,000
KREYMER LANE (SH 78 TO TROY RD)	\$1,000,000	\$6,500,000	\$6,000,000	\$0	\$0	\$13,500,000
EUBANKS LN (E BROWN ST TO HWY 78)	\$0	\$500,000	\$3,000,000	\$2,500,000	\$0	\$6,000,000
ELM DR (BALLARD RD TO WATKINS ELEM)	\$0	\$0	\$300,000	\$2,700,000	\$0	\$3,000,000
ALANIS DR (SH 78 TO S BALLARD AVE)	\$0	\$0	\$1,000,000	\$5,000,000	\$4,000,000	\$10,000,000
HENSLEY LANE (WOODBRIIDGE PKWY TO SANDEN)	\$0	\$0	\$0	\$400,000	\$3,000,000	\$3,400,000

# 5-YEAR PLAN: UTILITY

Project	FY2025	FY2026	FY2027	FY2028	FY2029	5 YR TOTAL
<b>WATER TOTALS</b>	<b>\$2,150,000</b>	<b>\$1,273,400</b>	<b>\$1,133,000</b>	<b>\$250,000</b>	<b>\$750,000</b>	<b>\$5,556,400</b>
BALLARD ELEVATED STORAGE TANK	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
DOGWOOD DRIVE WATERLINE REPLACEMENT	\$1,000,000	\$350,000	\$0	\$0	\$0	\$1,350,000
HILLTOP WATERLINE REPLACEMENT	\$150,000	\$350,000	\$1,000,000	\$0	\$0	\$1,500,000
SH 78 DISTRIBUTION LINE NO. 2 (E BROWN TO EUBANKS)	\$0	\$573,400	\$0	\$0	\$0	\$573,400
COTTON BELT AVE WATERLINE REPLACEMENT	\$0	\$0	\$133,000	\$0	\$0	\$133,000
SH 78 & SPRING CREEK PKWY LOOP	\$0	\$0	\$0	\$250,000	\$750,000	\$1,000,000
<b>WASTEWATER TOTALS</b>	<b>\$1,450,000</b>	<b>\$5,800,000</b>	<b>\$3,200,000</b>	<b>\$1,400,000</b>	<b>\$2,950,000</b>	<b>\$14,800,000</b>
RUSH CREEK LIFT STATION EXPANSION	\$700,000	\$4,300,000	\$2,000,000	\$0	\$0	\$7,000,000
RUSH CREEK TRUNK SEWER REPLACEMENT	\$0	\$0	\$0	\$200,000	\$1,600,000	\$1,800,000
WASTEWATER TREATMENT PLANT DECOMMISSIONING & DEMO	\$750,000	\$1,500,000	\$1,200,000	\$1,200,000	\$1,350,000	\$6,000,000



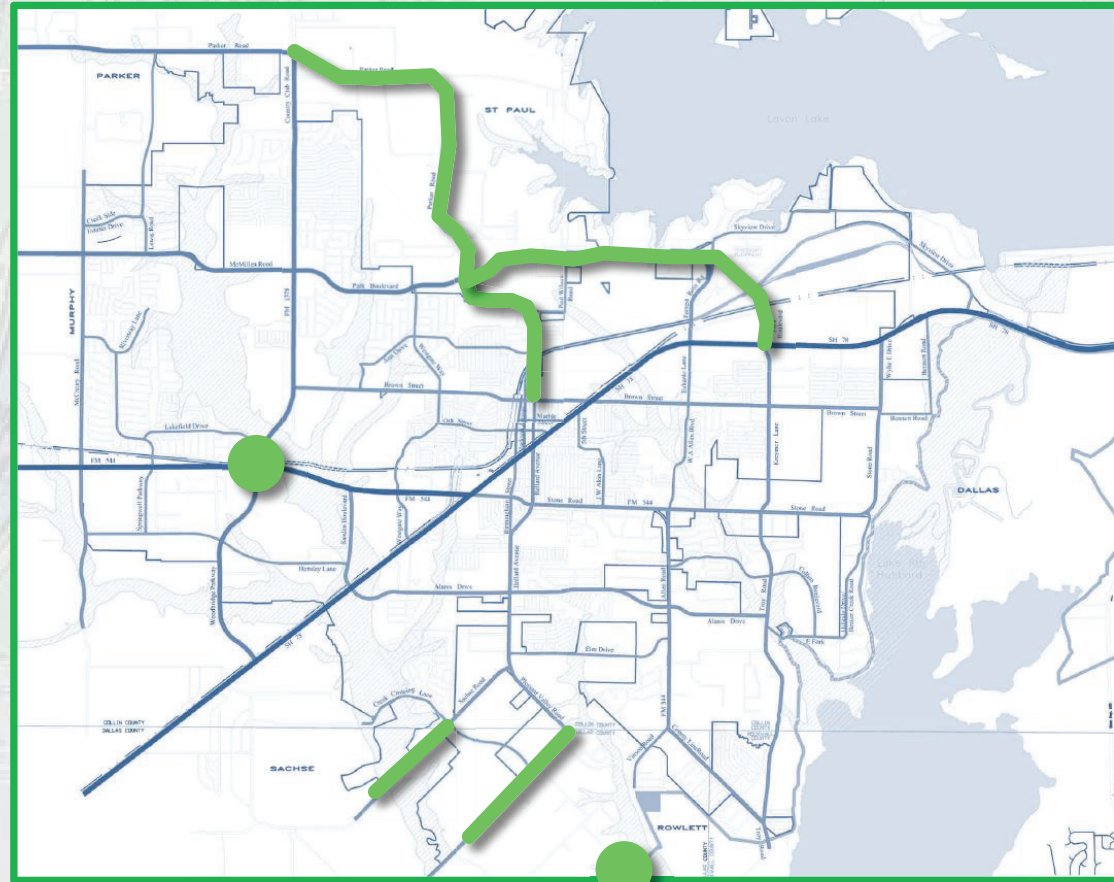
# 5-YEAR PLAN: SIGNALS / LIGHTING / OTHER

Project	FY2025	FY2026	FY2027	FY2028	FY2029	5 YR TOTAL
<b>SIGNALS &amp; LIGHTING TOTALS</b>	<b>\$2,213,267</b>	<b>\$300,000</b>	<b>\$1,200,000</b>	<b>\$500,000</b>	<b>\$200,000</b>	<b>\$4,413,267</b>
WOODBIDGE / HENSLEY SIGNAL	\$838,267	\$0	\$0	\$0	\$0	\$838,267
McCREARY / HENSLEY SIGNAL	\$635,000	\$0	\$0	\$0	\$0	\$635,000
SACHSE ROAD AT CREEK CROSSING SIGNAL	\$740,000	\$0	\$0	\$0	\$0	\$740,000
KIRBY STREET AT BIRMINGHAM STREET SIGNAL	\$0	\$100,000	\$700,000	\$0	\$0	\$800,000
STREET LIGHTING (VARIOUS LOCATIONS)	\$0	\$200,000	\$500,000	\$500,000	\$200,000	\$1,400,000
<b>TOTALS OTHER</b>	<b>\$3,630,120</b>	<b>\$2,000,000</b>	<b>\$5,000,000</b>	<b>\$887,580</b>	<b>\$250,000</b>	<b>\$11,767,700</b>
HISTORIC DOWNTOWN TRAFFIC & DRAINAGE IMPROVEMENTS	\$3,630,120	\$2,000,000	\$5,000,000	\$887,580	\$0	\$11,517,700
IMPACT FEE STUDY	\$0	\$0	\$0	\$0	\$250,000	\$250,000

# CURRENT AND FUTURE PROJECTS BY OTHERS

## PARTNER AGENCIES:

- TxDOT
- Collin County
- Dallas County
- North Texas Municipal Water District (NTMWD)



# PARTNER AGENCY PROJECTS

Project	FY2025	FY2026	FY2027	FY2028	FY2029	5 YR TOTAL
<b>PARTNER PROJECT TOTALS</b>	\$1,900,000	\$3,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,900,000
DALLAS COUNTY - PLEASANT VALLEY RD (DALLAS CO LIMITS TO CITY LIMITS)	\$400,000	\$0	\$2,000,000	\$2,000,000	\$2,000,000	\$6,400,000
DALLAS COUNTY - SACHSE RD (COUNTRY CLUB DR TO DALLAS CO LINE)	\$1,500,000	\$3,000,000	\$0	\$0	\$0	\$4,500,000

**TxDOT - FM 544 at Country Club Intersection:**

**Status:** Construction in progress. Waiting on RR upgrades.

**Est. Completion - Late 2024**

**TxDOT - FM 2514 Improvements (Country Club to E Brown St):**

**Status:** Bid project - Summer 2024

**Est. Completion - Winter 2026**

**Collin County - Park Blvd Extension (FM 2514 to SH 78):**

**Status:** Bid project early Summer 2024.

**Est. Completion - Fall 2026.**

**NTMWD - Muddy Creek WWTP Expansion:**

**Status:** Phase 1 in design.

**Est. Completion - 2027**





Thank You!

**2024 January** **Special Called Board Meeting – 12<sup>th</sup>**

Day	Time	Meeting/Event
<b>1</b>	<b>CLOSED</b>	<b><u>New Year's Day Holiday</u></b>
9		Wylie Chamber Board Retreat - jg
10	11:30 am	City of Wylie's Annual Employee Banquet
12	7:30 am	WEDC- Board Meeting and Board Retreat
<b>15</b>	<b>CLOSED</b>	<b><u>Martin Luther King Jr. Holiday</u></b>
25	5:00 pm	5:01 Chamber Professional Mixer – Napoli's
<b>31-Feb 2</b>		<b><u>ICSC Red River- Dallas – mp, bp, mw, aj, jg, rh</u></b>

**2024 February** **Board Meeting – 21<sup>st</sup>**

Day	Time	Meeting/Event
6	8:30 am	WDMA Meeting
<b>20</b>		<b><u>Project U in Burleson</u></b>
21	7:30 am	WEDC Board Meeting
<b>21-23</b>		<b><u>TEDC Winter Conference 2024 – San Antonio, TX – jg, rh</u></b>
22	5:00 pm	5:01 Chamber Professional Mixer – Creekside Fine Grill
27	6:00 pm	City Council / Executive Session

**2024 March** **Board Meeting – 20<sup>th</sup>**

Day	Time	Meeting/Event	
5	8:30 am	WDMA Meeting	
5	8:30 am	WCOC – Creekside Ribbon Cutting and Grand Opening	
<b>7</b>	<b>11:30 am</b>	<b><u>WSNCT 2024 Awards Luncheon – Hurst Conference Ctr – jh, ts, jg, rh, aw</u></b>	
<b>11-13</b>		<b><u>P3C Conference – Dallas, TX</u></b>	
<b>11-15</b>		<b><u>Wylie ISD Spring Break</u></b>	
12	6:00 pm	City Council	
20	7:30 am	WEDC Board Meeting	
23	6:00 pm	WISD Education Foundation – Boots 'N BBQ Gala	*RSVP Required
26	6:00 pm	City Council / Executive Session	
26	11:30 am	Chamber of Commerce: State of the City Luncheon 2024	*RSVP Required
27		<b><u>North Central TXDT Regional Roundtable – Burleson</u></b>	
28	5:00 pm	5:01 Chamber Professional Mixer	

**Around the Corner...**

- *Build Your Future – Career Day – April 3*
- *Annual Chamber Meeting & Keynote Speaker – April 19*
- *TEDC Women in Economic Development Conference- Round Rock, TX - April 23-24*
- *National Small Business Week – April 28 – May 4*
- *Wylie Entrepreneurs Expo – May 1 (tentatively)*
- *Taste of Wylie – May 6*
- *ICSC Las Vegas – May 19 – 21*
- *Board & Commission Interviews – May 29-30*
- *Texas Downtown – Webinar: President's Award Winners & Application – June 5*
- *TEDC Mid-Year Conference – Conroe, TX – June 5-7*
- *TEDC Basic Course- Ft. Worth – June 11-14* \*RSVP Required
- *Chamber Women's Conference – June 14* \*RSVP Required
- *WISD New Teacher Luncheon – July 23*