

Wylie Economic Development Corporation Board Special Called Meeting

May 13, 2026 – 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 15, 2026 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of Minutes from the April 22, 2026 Special Called Meeting of the WEDC Board of Directors.
- C. Consider and act upon approval of the April 2026 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding Sanden Boulevard.
- 2. Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.
- 3. Consider and act upon a Professional Services Proposal between the WEDC and Pettit & Ayala Consulting.
- 4. Consider and act upon a naming proposal at the Collin College Wylie Campus Career Technical Education Building.

DISCUSSION ITEMS

- DS1. Discussion and updates from WEDC Committees.
- DS2. Discuss issues surrounding the FY 2026-2027 WEDC Budget.

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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, 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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-9a, 2025-10f, 2026-2k, 2026-3b, 2026-3e, 2026-3g, 2026-4a, 2026-4b, 2026-4c, 2026-4f, 2026-4g, 2026-5a, 2026-5b and 2026-5c.

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 7, 2026 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 Regular Meeting

April 15, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Blake Brininstool called the meeting to order at 7:36 a.m. Board Members present were Harold Smith, Melisa Whitehead, Alan Dayton, and Demond Dawkins.

Ex-Officio Member Deputy City Manager Renae' Ollie was present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Economic Development Coordinator 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 Brininstool moved to the Consent Agenda.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the WEDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon approval of Minutes from the March 10, 2026 Special Called Meeting of the WEDC Board of Directors and Wylie City Council.
- B. Consider and act upon approval of Minutes from the March 11, 2026 Regular Meeting of the WEDC Board of Directors.
- C. Consider and act upon approval of the March 2026 WEDC Treasurer's Report.
- D. Consider and act upon a Performance Agreement between the WEDC and TSP CP Wylie, LP.
- E. Consider and act upon a Performance Agreement between the WEDC and Helm Dental Laboratory, Inc.

Board Action

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

DISCUSSION ITEMS

DS1. Discussion regarding ICSC Events.

Discussion

Staff reminded the Board of the ICSC Las Vegas Dates, noting that a broker event on Monday night has been confirmed with a local development partner and that additional calendar invites will be sent closer to the event dates.

DS2. Discussion and updates from WEDC Committees.

Discussion

Staff reminded the Board of the dates of the last committee meetings and opened discussions on future appointment dates. The following committee meetings were scheduled: Committee for New Business Attraction and Recruitment on April 29th at 5 p.m.; Budget, Finance and Audit Committee Meeting on April 30th at 2 p.m.; Business Retention and Expansion Committee Meeting on April 30th at 3:30 p.m.; and Strategic Planning Committee Meeting on June 10th at 12 p.m.

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

Discussion

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Staff noted that Walk-On's Sports Bistreaux is scheduled to be completed in mid-2026; SCSD plans to close on 4/27/26; and the WEDC is under contract for the three properties approved at last month's meeting. Regarding BRE, staff shared that the Wylie ISD Business Symposium, featuring local businesses as speakers, was a success, and that Helm Dental is exploring creating a pathway with Collin College to support Dental Lab Technicians. Staff noted that the Office Manager Position has been filled, with a start date of April 22nd. Staff reviewed Board availability to attend upcoming events. Staff noted a 7.47% increase in sales tax revenues for April, bringing the year-to-date increase to 0.55%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:11 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, 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 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, 2026-2k, 2026-3a, 2026-3b, 2026-3c, 2026-3d, 2026-3e, 2026-3f, 2026-4a, and 2026-4b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:42 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:42 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

April 22, 2026 – 12:00 P.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Blake Brininstool called the meeting to order at 12:04 p.m. Board Members present were 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, Research Analyst Marissa Butts, Economic Development Coordinator Christy Stewart, and Office Manager Valerie Scott.

INVOCATION & PLEDGE OF ALLEGIANCE

Rachael Hermes gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Brininstool moved to the Executive Session.

Demond Dawkins entered the meeting at 12:05 p.m., prior to Executive Session.

EXECUTIVE SESSION

Recessed into Closed Session at 12:05 p.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, 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 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, 2026-2k, 2026-3a, 2026-3b, 2026-3c, 2026-3d, 2026-3e, 2026-3f, 2026-4a, and 2026-4b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 12:35 p.m.

REGULAR AGENDA

- 1. Consider and act upon proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie, TX 75098, and authorize the Board President to execute the same.**

Discussion

Staff discussed the proposed modification to the loan documents with MLKJ Investments, which re-establishes a payment schedule and includes a Deed in Lieu of Foreclosure. As such, the first payment of \$50,000.00 will be due on or before May 25, 2026, and the remaining balance of \$150,000 under the promissory note will be due on or before December 31, 2026. Upon approval, Staff will sign and return the modified loan documents for execution by MLKJ Investments, LLC.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie, TX 75098, and further authorize the Board President to execute the same. A vote was taken, and the motion passed 4-0.

- 2. Consider and act upon a recommendation for an appointment to the Citizens Bond Advisory Committee.**

Discussion

Staff reminded the Board of the City Council's intent to create a Citizens Bond Advisory Committee to provide input concerning initiatives for inclusion in a potential bond package in November 2026. Staff requested that the Board discuss and select a WEDC Board Member to serve on the Citizens Bond Advisory Committee. The Board discussed the tentative dates scheduled, which would include evening meetings, while considering individual availability. Additionally, City Manager Brent Parker gave an overview of the pending topics to be discussed at the meetings.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to recommend Harold Smith for appointment to the Citizens Bond Advisory Committee. 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 Brininstool adjourned the WEDC Board meeting at 12:44 p.m.

WEDC – Minutes
April 22, 2026
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Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 13, 2026
Prepared By: Jason Greiner

Item Number: C

Subject

Consider and act upon approval of the April 2026 WEDC Treasurer’s Report.

Recommendation

Motion to approve the April 2026 WEDC Treasurer’s Report.

Presented for the Board’s review and approval is the April 2026 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 \$ \$347,091.95, an increase of 7.47% over the same period in 2025.

Real Estate:

\$1,171,561.75 Sale of Property- Lot 2, FM 544 Gateway (SCSD)

EXPENSES:

Advertising

\$18,300.00 Speak Loud Media- Social Media Management, Dine Shop Play, HD video content, Social Media Rescue.

Engineering / Architectural

\$43,885.86 Kimley Horn & Associates – FM 544 Gateway, General Engineering, Jackson Ave. Parking, Regency Park Drainage, Hooper Retail Review

05/13/2026 Item C.

WYLIE ECONOMIC DEVELOPMENT
**April Rev/Exp Report
Account Summary**

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		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	5,389,434.00	5,389,434.00	347,091.95	2,038,685.34	-3,350,748.66	62.17 %
Category: 400 - Taxes Total:		5,389,434.00	5,389,434.00	347,091.95	2,038,685.34	-3,350,748.66	62.17%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	27,850.54	144,183.18	134,183.18	1,441.83 %
Category: 460 - Interest Income Total:		10,000.00	10,000.00	27,850.54	144,183.18	134,183.18	1,341.83%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	1,900.00	14,800.00	-8,000.00	35.09 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	378,528.06	482,774.10	-2,415,538.90	83.34 %
Category: 480 - Miscellaneous Income Total:		2,921,113.00	2,921,113.00	380,428.06	497,574.10	-2,423,538.90	82.97%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
Category: 490 - Transfers In & Other Financing Sources Total:		0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
Revenue Total:		8,320,547.00	17,920,547.00	755,370.55	12,280,442.62	-5,640,104.38	31.47%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	40,195.89	274,230.88	274,813.15	50.05 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,511.74	44,542.40	44,903.30	50.20 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	6,834.87	39,099.71	51,727.74	56.95 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	84.78	508.68	1,522.78	74.96 %
111-5611-51440	FICA	34,232.30	34,232.30	2,390.12	16,503.77	17,728.53	51.79 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	558.96	3,859.73	4,146.21	51.79 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	852.72	-150.72	-21.47 %
Category: 510 - Personnel Services Total:		777,930.90	777,930.90	56,576.36	383,081.41	394,849.49	50.76%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	98.13	1,927.73	3,072.27	61.45 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	126.34	1,684.94	1,315.06	43.84 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	224.47	3,806.15	4,493.85	54.14%
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	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	166,500.00	1,343,500.00	88.97 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	315.00	160,450.00	71,820.00	30.92 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	5,478.79	9,232.18	211,767.82	95.82 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	790,779.47	2,409,220.53	75.29 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	29,534.95	165,830.86	110,294.14	39.94 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	3,303.62	32,662.03	41,787.97	56.13 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	487.72	2,884.51	5,015.49	63.49 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	21,000.00	29,000.00	58.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	2,155.00	52,235.05	43,264.95	45.30 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	6,408.94	73,083.38	17,969.62	19.74 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	13,864.52	39,135.48	73.84 %

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05/13/2026 Item C.

Budget Report

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	45,135.86	206,011.85	754,288.15	78.55 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	230.26	1,208.38	1,191.62	49.65 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,780,798.00	97,050.14	1,698,206.39	5,082,591.61	74.96%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	818,019.85	86,433.76	493,414.60	324,605.25	39.68 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,065,228.95	138,763.01	651,396.95	413,832.00	38.85 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	1,883,248.80	225,196.77	1,144,811.55	738,437.25	39.21%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,683,180.39	0.00	2,326,681.38	10,356,499.01	81.66 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-2,266,681.38	2,266,681.38	0.00 %
Category: 580 - Capital Outlay Total:		1,000,000.00	12,683,180.39	0.00	60,000.00	12,623,180.39	99.53%
Expense Total:		10,315,427.70	22,143,608.09	379,047.74	3,289,905.50	18,853,702.59	85.14%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-4,223,061.09	376,322.81	8,990,537.12	13,213,598.21	312.89%
Report Surplus (Deficit):		-1,994,880.70	-4,223,061.09	376,322.81	8,990,537.12	13,213,598.21	312.89%

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05/13/2026 Item C.

Budget Report

For Fiscal: 2025-2026 Period Ending: 04/30/2026

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	5,389,434.00	5,389,434.00	347,091.95	2,038,685.34	-3,350,748.66	62.17%
460 - Interest Income	10,000.00	10,000.00	27,850.54	144,183.18	134,183.18	1,341.83%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	380,428.06	497,574.10	-2,423,538.90	82.97%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
Revenue Total:	8,320,547.00	17,920,547.00	755,370.55	12,280,442.62	-5,640,104.38	31.47%
Expense						
510 - Personnel Services	777,930.90	777,930.90	56,576.36	383,081.41	394,849.49	50.76%
520 - Supplies	8,300.00	8,300.00	224.47	3,806.15	4,493.85	54.14%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	6,635,798.00	6,780,798.00	97,050.14	1,698,206.39	5,082,591.61	74.96%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	225,196.77	1,144,811.55	738,437.25	39.21%
580 - Capital Outlay	1,000,000.00	12,683,180.39	0.00	60,000.00	12,623,180.39	99.53%
Expense Total:	10,315,427.70	22,143,608.09	379,047.74	3,289,905.50	18,853,702.59	85.14%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	376,322.81	8,990,537.12	13,213,598.21	312.89%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	376,322.81	8,990,537.12	13,213,598.21	312.89%

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Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	376,322.81	8,990,537.12	13,213,598.21
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	376,322.81	8,990,537.12	13,213,598.21

Wylie Economic Development Corporation
Statement of Net Position
As of April 30, 2026

Assets		
Cash and cash equivalents	\$ 19,236,392.13	
Receivables	\$ 962,500.00	Note 1
Inventories	\$ 17,442,652.83	
Prepaid Items	\$ -	
Total Assets	\$ 37,641,544.96	
Deferred Outflows of Resources		
Pensions	\$ 112,459.55	
Total deferred outflows of resources	\$ 112,459.55	
Liabilities		
Accounts Payable and other current liabilities	\$ 662,676.03	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 523,655.96	Note 3
Due in more than one year	\$ 29,993,011.83	
Total Liabilities	\$ 31,180,543.82	
Deferred Inflows of Resources		
Pensions	\$ (25,054.41)	
Total deferred inflows of resources	\$ (25,054.41)	
Net Position		
Net investment in capital assets	\$ -	
Unrestricted	\$ 6,548,406.28	
Total Net Position	\$ 6,548,406.28	

Note 1: Includes incentives in the form of forgivable loans for \$337,500 (Phoenix Ascending), and \$425,000 (Cates/Lanspring)

Note 2: Deposits from rental property

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

05/13/2026 Item C.

WYLIE ECONOMIC
DEVELOPMENT

Balance Sheet

Account Summary

As Of 04/30/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	19,234,392.13
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
111-1000-12996	LOAN RECEIVABLE	200,000.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	762,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	17,442,652.83
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	3,835,000.00
	Total Assets:	41,476,544.96
		<u>41,476,544.96</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	-2,879.54
111-2000-20117	TMRS PAYABLE	9,325.44
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	0.00
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	-37.64
111-2000-20136	HSA PAYABLE	500.00
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	107.22
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	27,704.55
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	3,835,000.00
111-2000-20610	RETAINAGE PAYABLE	627,956.00
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

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As Of 04/30/2026

Balance Sheet

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	4,498,876.03
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	Total Beginning Equity:	27,987,131.81
Total Revenue		12,280,442.62
Total Expense		3,289,905.50
Revenues Over/Under Expenses		8,990,537.12
	Total Equity and Current Surplus (Deficit):	36,977,668.93
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>41,476,544.96</u>

As Of 04/30/2026

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00
	Total Assets:	87,405.14
		<u>87,405.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94
922-2000-28205	WEDC LOANS/CURRENT	446,506.20
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51
922-2000-28247	JARRARD LOAN	9,258.28
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,483,515.28
922-2000-29150	NET PENSION LIABILITY	220,716.17
922-2000-29151	SDBF LIABILITY	7,871.00
	Total Liability:	30,516,667.79
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
	Total Beginning Equity:	-21,322,677.25
Total Revenue		-9,600,000.00
Total Expense		-493,414.60
Revenues Over/Under Expenses		-9,106,585.40
	Total Equity and Current Surplus (Deficit):	-30,429,262.65
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>87,405.14</u>

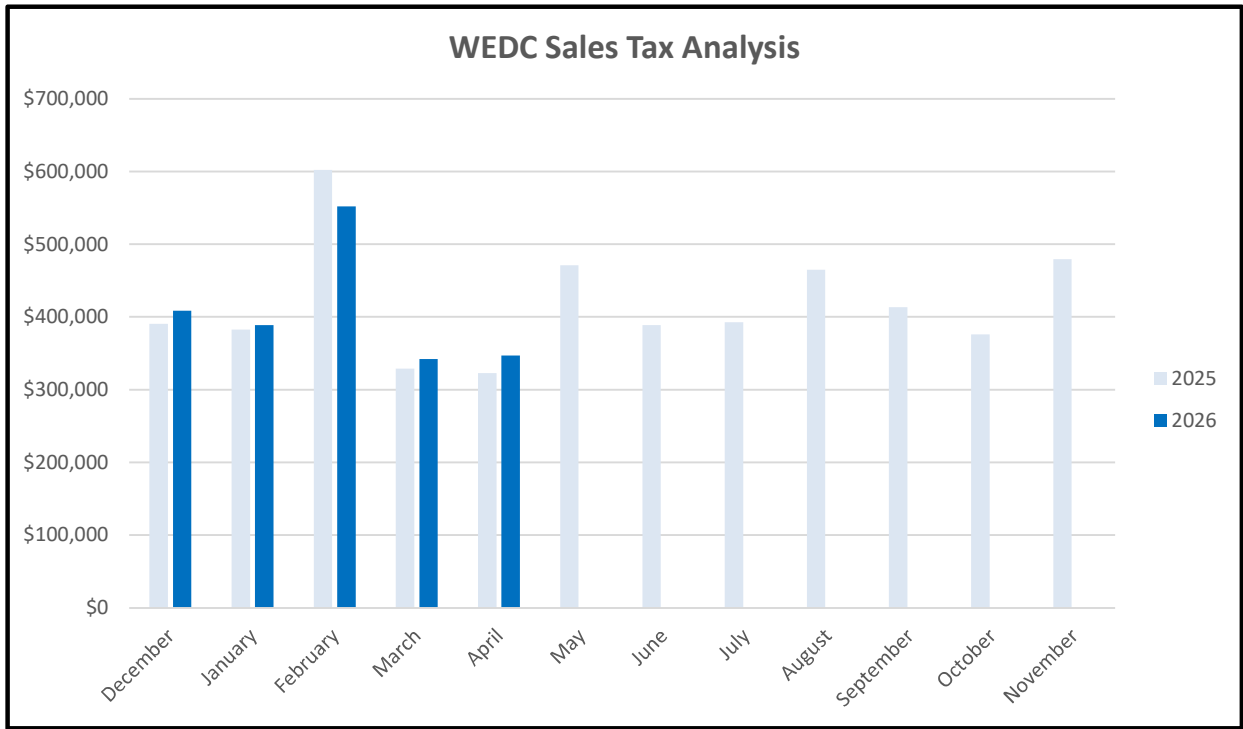
Wylie Economic Development Corporation

SALES TAX REPORT

April 30, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 551,977.23	\$ (50,347.01)	-8.36%
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ 342,089.27	\$ 13,040.96	3.96%
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ 347,091.95	\$ 24,115.02	7.47%
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ -		
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ -		
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ -		
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
SEPTEMBER	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ -		
OCTOBER	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ -		
NOVEMBER	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ -		
Sub-Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 2,038,685.34	\$ 11,121.28	0.55%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 2,038,685.34	\$ 11,121.28	0.55%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: March SlsTx Revenue is actually January SlsTx and is therefore the 4th allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

April 30, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE						REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031			
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00
SCSD	\$ 1,200,000.00	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ 1,200,000.00
TEXSTONE/TSP CP WYLIE	\$ 2,000,000.00	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ 2,000,000.00
MANN-MADE/G01 ENTERPRISES	\$ 25,000.00	\$ 25,000.00							\$ 25,000.00
	\$ 3,960,000.00	\$ 55,000.00	\$ 1,900,000.00	\$ 1,900,000.00	\$ -	\$ -	\$ 3,800,000.00	\$ 105,000.00	\$ 3,960,000.00
							<i>Deferred Outflow</i>		
							\$ 3,835,000.00		

- A. Performance Agreement (\$100,000) and Forgivable Land Grant (\$100,000 forgiven over 3 years). **\$33,000 CO, \$33,000 in 2025, and \$34,000 in 2026.**
- B. Forgivable Land Grant (\$450,000 forgiven over 4 years). **\$112,500 CO & \$112,500/year in 2027, 2028, & 2029.**
- C. Performance Agreement (\$600,000) and Forgivable Land Grant (\$425,000 forgiven over 4 years) **\$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029**

AGENDA REPORT

Meeting Date: May 13, 2026 Item Number: 1
 Prepared By: Jason Greiner

Subject

Consider and act upon issues surrounding Sanden Boulevard.

Recommendation

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$871,000 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board is aware, the WEDC has been working with Kimley Horn on coordination efforts for widening Sanden Boulevard. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the Sanden Boulevard Widening.

IPO #21 – Sanden Boulevard Widening (FM 544 to SH 78)

This IPO includes professional civil engineering and surveying services for the preparation of construction documents to widen Sanden Boulevard from Farm to Market 544 to State Highway 78. A drainage study will be performed to study the Muddy Creek crossing north of Hensley Lane. A bridge will be proposed to span Muddy Creek. The existing traffic signals at SH 78 and FM 544 will be modified.

The project will include survey, geotechnical, storm sewer, environmental, structural, floodplain analysis, electrical design, bidding-phase services, and limited construction-phase services. The City of Wylie will be responsible for day-to-day construction phase services, including inspections and materials testing.

The tasks outlined below are the professional services to be provided by Kimley-Horn. The Scope of Services described for Lump Sum (LS) tasks will be completed for the lump sum fee indicated; HR indicates the projected hourly fee type.

1. Design Survey - \$70,000 LS
2. Dedication Document Preparation - \$7,500 LS
3. Franchise Utility Coordination - \$10,000 LS
4. Geotechnical Report - \$28,000 LS
5. Preliminary Design - \$55,000 LS
6. Final Design - \$175,000
7. TDLR Review and Inspection Report - \$2,500 LS
8. FM 544 Signal Moderation \$26,000 LS
9. SH 78 Signal Modification - \$38,500 LS
10. Preliminary Floodplain Analysis - \$45,000 LS
11. Floodplain Analysis Submittal - \$33,000 LS

12. As-built Topographic Survey - \$10,000 LS
13. Letter of Map Revision Request - \$37,500 LS
14. Environmental and Archeological Services - \$26,000 LS
15. Bridge Design – Proposed Muddy Creek Bridge - \$125,000 LS
16. Bridge Registration - \$9,000 LS
17. TxDOT Coordination/Submittal \$15,000 HR
18. CPKC Railroad Coordination/Submittal - \$30,000 HR
19. Meeting and Coordination - \$50,000 LS
20. Bidding Phase Services - \$18,000 HR
21. Construction Phase Services - \$60,000 HR

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

INDIVIDUAL PROJECT ORDER (IPO) #21
PREPARED MAY 6, 2026
SANDEN BOULEVARD WIDENING (FM 544 TO SH 78)

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the Wylie Economic Development Corporation (WEDC) (Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 4, 2022, which is incorporated herein by reference.

Identification of Project:

This IPO includes professional civil engineering and surveying services for the preparation of construction documents to widen Sanden Boulevard from Farm to Market 544 to State Highway 78. A drainage study will be performed to study the Muddy Creek crossing north of Hensley Lane. A bridge will be proposed to span Muddy Creek. The existing traffic signals at SH 78 and FM 544 will be modified. See image below for approximate project extents.



The project will include, survey, geotechnical, storm sewer, environmental, structural, floodplain analysis, and electrical design, bidding phase services and limited construction phase services. The City of Wylie will be responsible for day-to-day construction phase services, including inspections and materials testing.

A floodplain analysis will be performed for the Muddy Creek crossing. A LOMR submittal is included in the scope of this IPO.

The existing street section is a 37' back-to-back, concrete superelevated roadway within variable width right-of-way. The existing street section will be widened to a 5-lane concrete roadway with a continuous two-way left turn lane. The additional two lanes will be added to the west side of the existing roadway and will create a crowned roadway section. There are no existing sidewalks and none are proposed with this project. We anticipate right of way acquisition will be required from up to five parcels.

Following a site visit and the analysis of survey data, it may be advisable to remove and replace existing damaged concrete panels. We will observe the existing pavement and make recommendations for panel replacements after the initial site visit, with the intent to retain as much of the existing concrete roadway as possible.

Curb inlets and underground storm systems will be proposed.

Signal modifications will be required at both existing signalized intersections to accommodate the proposed roadway widening.

FM 544 and SH 78 are a part of TxDOT's system and therefore TxDOT coordination and approval is required.

No potable water or sanitary sewer improvements are included in this IPO.

Geotechnical engineering services are included for the design of the bridge and for the roadway to confirm the proposed roadway section.

Environmental and archaeological services are included in this IPO.

Franchise utility relocations are expected to be required for the construction of the proposed improvements. Coordination with franchise utility companies, including preparing and sending exhibits and showing proposed improvements and potential conflicts, is included in the scope of services below. Utility relocation design is assumed to be the responsibility of the affected owner and is therefore not included in this IPO.

Scope of Services:

Task 1 – Design Survey

\$70,000 LS

- A boundary and topographic survey will be prepared of the site. The topographic survey is to be used solely by Kimley-Horn and will not be issued as a stand-alone survey document.
- Establish horizontal and vertical control points.
- Set a minimum of two control points (based on NAD-83).
- Survey to identify and locate existing visible topographic elements within the roadway corridor including:
 - Property corner monumentation
 - Existing pavement type and limits, curbs, sidewalks, barrier free ramps, etc.
 - Utility manholes, vaults, water valves, water meters, telephone poles, power poles, utility markers, other public and utilities franchise utilities
 - Traffic signal poles, cabinets, and signal equipment
 - Trees, including species and caliper (for 6" caliper and up)
 - Buildings and permanent structures
 - Retaining walls
 - Existing storm-drain inlets, manholes, junction boxes (including culvert sizes, material type and invert elevations)
 - Storm drain outfalls, bridges, and guardrails
 - Fence limits and material types
- Prepare a final topographic drawing in digital format showing the features located in the field as well as right-of-way information.
- Field visit to observe items included in design survey.

Task 2 – Dedication Document Preparation

\$7,500 LS

Kimley-Horn, through a subconsultant, will prepare right-of-way documents for the proposed improvements. We will prepare up to five (5) right of way acquisition metes and bounds and survey exhibits for the impacted parcels. The City will provide standard front-end language to be used with each easement document. Coordination for the negotiation, execution, and recordation of these documents with the property owners is not included in this scope of work.

Task 3 – Franchise Utility Coordination**\$10,000 LS**

Kimley-Horn will prepare and send utility letters to franchise utility owners to request facility record maps within the Project limits. Upon receipt of record maps, Kimley-Horn will create a utility facility base map for use in the Project plans. A Utility Matrix will be created to track coordination and data received from utility owners. If potential conflicts are identified, Kimley-Horn will coordinate with affected franchise owners on relocation or adjustment plans. Kimley-Horn assumes any relocation or utility design is the responsibility of the franchise owner and is therefore not included in this scope of services. Positive locating (potholing) is not included in this scope of services, but may be included for additional scope and fee. The budgeted fees are based upon approximately 32 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates.

Task 4 – Geotechnical Report**\$28,000 LS**

Kimley-Horn, through a sub-consultant, will provide geotechnical testing of subsurface conditions along Sanden Boulevard to provide subgrade and pavement recommendations, and at the existing bridge location to provide recommendations for the proposed bridge foundation design. A total of eight(8) bores will be performed to determine the subsurface conditions. The geotechnical engineer will provide a summary of the composition of the existing soil conditions and use the information gathered to develop geotechnical design parameters and recommendations for subgrade and pavement design, as well as deep foundations and associated construction considerations. A copy of the geotechnical report will be provided to the WEDC and City for their records.

Kimley-Horn will contract with the Geotechnical Engineer solely for the Client's administrative convenience, and Kimley-Horn is not responsible for these services. This task compensates Kimley-Horn for the labor necessary to administer the Geotechnical Engineer's contract. Kimley-Horn will forward the Geotechnical Engineer's invoices to the Client, with an additional mark-up of 15%. Upon receipt of payment, Kimley-Horn will pay the Geotechnical Consultant on Client's behalf. Client acknowledges that Kimley-Horn will not be reviewing the work product of the Geotechnical Engineer and will not be liable for it in any way. If the Client has any future claim related to these services, Client will pursue the Geotechnical Engineer directly and not Kimley-Horn.

Task 5 – Preliminary Design**\$55,000 LS**

- Project Management and Administration
 - Coordinate with subconsultants, WEDC, and City.
 - Prepare and e-mail progress reports to the project team.
 - Prepare project correspondence and invoicing documents.
 - Project site visit (1).
- Roadway
 - Document design criteria.
 - Identify preliminary concrete pavement panel replacement.
 - Develop preliminary horizontal alignment.
 - Develop preliminary vertical alignment and grading extents.
 - Develop preliminary bridge layout.
 - Develop concept design roll plot exhibit for railroad, franchise utilities, and City coordination, review and approval. We will provide up to one (1) revision of the concept design with this task.
- Storm Sewer Design
 - Compile the hydrological and hydraulic data.
 - Analyze drainage improvements to accommodate the new roadway pavement. Evaluate the need for offsite drainage improvements and report to the city and WEDC. The design of offsite drainage improvements will be considered as Additional Services.
- Signal Modifications
 - Develop preliminary equipment locations.

- Preliminary Opinion of Probable Construction Cost (OPCC)
 - Prepare a preliminary OPCC.

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

We anticipate this task to occur over two (2) months.

Deliverables

- Kimley-Horn will prepare and submit a roll plot PDF of the design to the City, WEDC, TxDOT, and CPKC Railroad for distribution and review.
- Kimley-Horn will prepare and submit a preliminary OPCC to the City and WEDC for distribution and review.

Task 6 – Final Design

\$175,000 LS

- Project Management
 - Coordinate with subconsultants, WEDC, and City.
 - Prepare and e-mail progress reports to the project team.
 - Prepare project correspondence and invoicing documents.
 - Project site visit (1).
- Roadway
 - Prepare plan / profile sheets.
 - Prepare roadway design and grading details.
 - Compile applicable City standard details. Modify standard details as required.
 - Prepare regulatory signage and striping plan.
- Storm Sewer Design
 - Perform final storm sewer sizing and alignment design. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans.
 - Prepare storm sewer plan / profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings, and the hydraulic grade lines.
 - Prepare profiles for the proposed storm drain laterals.
 - Determine outfall grading requirements and provide plans and details.
 - Compile applicable City standard details. Modify standard details as required.
 - Prepare erosion control plan incorporating Best Management Practices (BMPs).
- Streetscape
 - Hardscape
 - No hardscape improvements are proposed.
 - Softscape
 - Landscape: 100% coverage with sod will be specified.
- General Notes
 - Prepare general notes and specification data.
- Final Opinion of Probable Construction Cost (OPCC)
 - Prepare the final OPCC

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified

professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

The consultant will prepare construction plans for the proposed improvements. It is anticipated the following sheets may be included in the construction plans:

- Cover Sheet
- General Notes
- Typical Sections
- Project Control Plan
- Demolition Plans
- Paving Plan and Profiles
- Striping and Signage Plans
- Storm Sewer Plan and Profiles
- Erosion Control Plans
- Construction Details
- Traffic Signal Modification Plans (See Tasks 8 & 9)
- Bridge Design Plans (See Task 15)

We assume traffic control plans and construction phasing plans will be the responsibility of the contractor and are therefore not included in the scope of services.

We assume this task will occur over eight (8) months.

Deliverables

- 60% Submittal Kimley-Horn will prepare and submit a PDF of the design to the City, WEDC, TxDOT, and CPKC Railroad for distribution and review.
- 90% Submittal Kimley-Horn will submit plans and specifications/special provisions in accordance with the 60% submittal format, review comments from the previous review, and a written response to the review comments.
- 100% (Final) Submittal Kimley-Horn will provide one full PDF set of sealed original drawings and one full PDF set of specifications/special provisions.

Task 7 – TDLR Review and Inspection Report

\$2,500 LS

Kimley-Horn will submit the signed and sealed construction drawings to a Registered Accessibility Specialist (RAS) for review. The RAS will file the project with the Texas Department of Licensing and Regulation (TDLR), review the drawings in accordance with TDLR rules, and will complete a final inspection of the new construction within one year of completion to verify the requirements of the Texas Accessibility Standards (TAS) have been met. This task does not include any submittal fees. Those fees will need to be paid directly by the Client.

Task 8 – FM 544 Signal Modification

\$26,000 LS

Kimley-Horn will develop traffic signal modification plans at the intersection of Sanden Boulevard & FM 544. The scope for traffic signal modification will include developing signal layouts, electrical details, overhead signing, radar detection details, quantities and construction cost estimates, and specifications. The design plans will be prepared on 22" x 34" plan sheets.

Base Map and Specifications Assembly

Kimley-Horn will conduct a field investigation to verify existing signage, pedestrian facilities and infrastructure.

Kimley-Horn will use applicable City of Wylie and TxDOT design standards and specifications for the design.

Design Phase

The signal design modification will consist of the following:

- Installing (1) new traffic signal pole and mast arm for the eastbound approach of FM 544,
- No ADA ramps or pedestrian crossings are included as part of this scope of services,
- Existing traffic signal cabinet and service shall remain,
- All other existing mast arms and poles shall remain.
- Design maintains the 3-leg intersection

The design will be prepared at 1" = 20' on 22" x 34" plan sheets. The design will be based on and include information gathered during the initial meeting. The traffic design package will include the following plan sheets and are anticipated to be included with the plans prepared in Task 6.

- Title Sheet
- Traffic Signal Notes
- Traffic Signal Layout Sheets including signal layout plan, overhead signs and signal phasing diagram.
- Traffic Signalization Detail Sheet with tabulation of quantities, conductor routing chart, electrical chart, detection details, and general notes
- Standard Detail Sheets as may be applicable

Deliverables

- 60% Submittal Kimley-Horn will prepare and submit a PDF of the design to the City, WEDC, and TxDOT for distribution and review.
- 90% Submittal Kimley-Horn will submit plans and specifications/special provisions in accordance with the 60% submittal format, review comments from the previous review, and a written response to the review comments.
- 100% (Final) Submittal Kimley-Horn will provide one full PDF set of sealed original drawings and one full PDF set of specifications/special provisions.

Task 9 – SH 78 Signal Modification

\$38,500 LS

Kimley-Horn will develop traffic signal modification plans at the intersection of Sanden Boulevard & SH 78. The scope for traffic signal modification will include developing signal layouts, electrical details, overhead signing, radar detection details, quantities and construction cost estimates, and specifications. The design plans will be prepared on 22" x 34" plan sheets.

Base Map and Specifications Assembly

Kimley-Horn will conduct a field investigation to verify existing signage, pedestrian facilities and infrastructure.

Kimley-Horn will use applicable City of Wylie and TxDOT design standards and specifications for the design.

Design Phase

The signal design modification will consist of the following:

- Installing (1) new traffic signal pole and mast arm for the northbound approach of Sanden Boulevard,
- Installing (1) new traffic signal pole and mast arm for the westbound approach of SH 78,
- No ADA ramps or pedestrian crossings are included as part of this scope of services,
- Existing traffic signal cabinet and service shall remain,
- All other existing mast arms and poles shall remain.

The design will be prepared at 1" = 20' on 22" x 34" plan sheets. The design will be based on and include information gathered during the initial meeting. The traffic design package will include the following plan sheets and are anticipated to be included with the plans prepared in Task 6.

- Title Sheet
- Traffic Signal Notes
- Traffic Signal Layout Sheets including signal layout plan, overhead signs and signal phasing

- diagram.
- Traffic Signalization Detail Sheet with tabulation of quantities, conductor routing chart, electrical chart, detection details, and general notes
- Standard Detail Sheets as may be applicable

Deliverables

- 60% Submittal Kimley-Horn will prepare and submit a PDF of the design to the City, WEDC, and TxDOT for distribution and review.
- 90% Submittal Kimley-Horn will submit plans and specifications/special provisions in accordance with the 90% submittal format, review comments from the previous review, and a written response to the review comments.
- 100% (Final) Submittal Kimley-Horn will provide one full PDF set of sealed original drawings and one full PDF set of specifications/special provisions.

Task 10 – Preliminary Floodplain Analysis

\$45,000 LS

Kimley-Horn will prepare a preliminary floodplain analysis of Muddy Creek from SH 78 through Sanden Boulevard. The subject reach is currently designated as FEMA Zone A floodplain. The preliminary floodplain analysis will delineate the 100-year existing and fully developed floodplain limits and size the crossings along Sanden Boulevard to inform the roadway design and associated improvements.

Kimley-Horn will use the previously prepared hydrologic analysis for Muddy Creek as a base. Kimley-Horn will subdivide drainage areas at Sanden Boulevard using the on-ground survey prepared under a separate task, aerial topography and available record drawings. Two hydrologic conditions will be analyzed: Existing and Fully Developed.

Kimley-Horn will extend the previously prepared hydraulic model through the subject reach of Muddy Creek using the on-ground survey prepared under a separate task and supplemented with available aerial topography as needed. Kimley-Horn will request effective hydrologic and hydraulic models for Maxwell Creek from the City for the recent development downstream of SH 78. Kimley-Horn assumes the models will be available, digital, and executable. The subject reach of Muddy Creek will extend from approximately 200 feet downstream of SH 78 to approximately 200 feet upstream of Sanden Boulevard to the limits of Zone AE floodplain. Cross sections will be spaced at approximately 300 ft intervals. The hydraulic analysis of Maxwell Creek will be used to evaluate split flow conditions to determine the impact on water surface elevations on Muddy Creek upstream of the SH 78.

Kimley-Horn will evaluate the crossings along Sanden Boulevard to support the proposed roadway design. Kimley-Horn will create a proposed condition hydraulic model for the subject reach by modifying the revised existing model using the preliminary roadway design information. Kimley-Horn will update the proposed design up to two times to meet City and FEMA requirements regarding water surface elevation. Kimley-Horn will delineate the 100-year existing and fully developed floodplain for the subject reach and prepare a floodplain workmap exhibit to be submitted to the Client. This task does not include any submittals to the City or FEMA.

Task 11 – Floodplain Analysis Submittal

\$33,000 LS

Kimley-Horn will update the Preliminary Floodplain Analysis prepared in Task 10 to reflect the final design performed under Task 6. Kimley-Horn will prepare a Floodplain Analysis submittal to the City. Any meetings with the City to discuss drainage will be included under Task 19. Kimley-Horn anticipates the submittal will consist of the following items:

- Report;
- Drainage Area map;
- Hydrologic Parameter Summary Tables;
- Hydrologic Model Output;
- Hydraulic Workmaps;

- Hydraulic Model Output; and
- Digital Files.

Kimley-Horn will respond to one round of City and WEDC comments as part of this task. Responding to additional rounds of comments will be considered additional services. The fee for this task does not include any potential City submittal, review, or other project-related fees. Kimley-Horn assumes any project-related fees will be paid directly by the Client. This task does not include any submittals to the FEMA. If FEMA submittals are required, Kimley-Horn can provide them as an additional service.

Task 12 – As-built Topographic Survey

\$10,000 LS

Following construction of the proposed improvements, Kimley-Horn, through a subconsultant, will prepare a topographic survey of the constructed bridge and creek crossing improvements.

The survey data is to be used in Task 13 and will not be issued as a stand-alone survey document. The survey will be conducted to include the specifications set forth by National Mapping Standards and FEMA mapping standards. Elevations obtained on hard surfaces, i.e. paving, etc. will be expressed to the nearest 0.01 feet and on natural ground surfaces to the nearest 0.10 feet. Survey will be tied to a City benchmark system.

Task 13 – Letter of Map Revision Request

\$37,500 LS

Kimley-Horn will prepare a Letter of Map Revision (LOMR) application for the subject reach of Muddy Creek for submittal to the City, WEDC, and FEMA. The subject reach of Muddy Creek will be unchanged from Task 11.

Once construction is complete within the floodplain area, a field survey of the as-built construction will be required. Kimley-Horn will review the as-built survey of the floodplain modifications to confirm the floodplain grading was constructed in accordance with the plan presented in Task 11.

Kimley-Horn will prepare a LOMR application for submittal to the City, WEDC, and FEMA. The LOMR application will consist of the following items:

- Narrative;
- Pre-Project Floodplain Map;
- Post-Project Floodplain Map;
- Water Surface Elevation Comparison Tables;
- HEC-RAS Output;
- FEMA FIRM;
- Annotated FEMA FIRM;
- FEMA MT-2 Forms;
- Newspaper Notification Draft; and
- Digital Files.

Kimley-Horn will submit an electronic copy of the LOMR to the City, WEDC, and FEMA. Kimley-Horn will respond to one round of comments from the City and WEDC and one round of comments from FEMA under this task. The online FEMA LOMR fee is currently \$8,000. This fee, the newspaper notification fee, and all other potential review, submittal, or project related fees will be paid directly by the Client.

Task 14 – Environmental and Archeological Services

\$26,000 LS

To comply with the Antiquities Code of Texas (ACT), Kimley-Horn, through a subconsultant, will provide the following services:

- Obtain a Texas Antiquities Permit from the Texas Historical Commission (THC) to conduct the survey;
- complete a full, intensive pedestrian survey to document cultural resources 50 years or older that could be impacted by the project;

- make preliminary determinations of eligibility for inclusion in the NRHP or as a State Antiquities Landmark (SAL) for any documented archeological sites encountered;
- analyze any artifacts recorded and/or collected (if applicable);
- complete and submitting State of Texas Archeological Site Data Forms to the Texas Archeological Research Laboratory (TARL) for any newly recorded archeological sites encountered within the project area and obtain site trinomial identification numbers;
- draft a technical report that documents the archeological background review, survey methods, survey results, any necessary NRHP eligibility assessment, and recommendations; and
- conduct all necessary coordination with the THC to obtain agency comment.

The intensive pedestrian survey will be conducted in accordance with the current Council of Texas (CTA) Archeological Survey Standards for Texas that were adopted by the THC on 17 April 2020. The 100-percent intensive cultural resources survey will consist of visual examination of the ground surface and existing subsurface exposures for evidence of archeological sites within the project area, and shovel testing to identify any potential subsurface cultural deposits. Areas displaying no potential for archeological deposits will be photographed to document the lack of potential for intact archeological deposits. Other documentation methods will include narrative notes, maps, and shovel test records. For linear projects, archeological survey standards require that a minimum of one shovel test be excavated every 100 meters per transect where potential for shallowly buried archeological deposits exists. Shovel tests will be excavated to a maximum depth of 80 centimeters (cm) or the bottom of culturally sterile deposits, typically the argillic (Bt) subsoil horizon in this area. Each shovel test will be at least 30 cm in diameter and will be hand excavated in natural stratigraphic levels not exceeding 20 cm in thickness. Excavated soil will be screened using ¼-inch hardware cloth to facilitate the recovery of buried cultural material. If clay content is high and cannot be efficiently screened, the excavated soil will be troweled through by hand and inspected for cultural deposits. Additionally, the physical properties of each arbitrary level will be recorded.

Kimley-Horn, through a subconsultant, will provide professional services to delineate all waters of the United States, including wetlands, within the project site. The subconsultant wetland ecologist will delineate the jurisdictional limits of the streams based on 33 Code of Federal Regulations (CFR) 328.3[e] and delineate the jurisdictional limits of any wetlands based on the 1987 USACE Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0), and any current Regulatory Guidance Letters. The boundaries of all of these water features identified in the field will be recorded with a Global Positioning System (GPS) that is capable of sub-meter accuracy. After the delineation is completed, the subconsultant will digitize these waters of the United States for use by the Client for planning, impact calculation, and illustration purposes. This delineation will be provided to the engineer/Client for inclusion in their engineering plans to avoid and minimize impacts to waters of the United States (if any are present on the site). The deliverable for this task is a delineation report that includes methods, results, and conclusions, along with the necessary data forms, photographs, maps, and a delineation map. The conclusion of this report will detail why any water features on the site are or are not considered waters of the United States.

Kimley-Horn, through a subconsultant, will utilize a previously conducted delineation to evaluate the proposed site plan to determine compliance with Section 404 of the Clean Water Act (CWA), specifically the nationwide Permits (NWP) program. The subconsultant will evaluate the proposed project and what impacts the project has in waters of the United States to determine the USACE's scope and type of permit necessary for the impacts. Next the subconsultant will document the NWP terms and conditions, General Conditions, and Fort Worth District Regional Conditions for the applicable permit. Finally, the subconsultant will document how the proposed project complies with each of these conditions. The subconsultant will summarize the delineation, impact assessment, permit conditions, and compliance in a brief letter report.

Section 404 permitting is not expected to be required and is not included in this scope.

Task 15 – Bridge Design – Proposed Muddy Creek Bridge**\$125,000 LS**

Kimley-Horn will prepare final bridge design plans for the proposed bridge structure along Sanden Boulevard. The alignment and profile will be based on the preliminary layout developed in Task 5 and roadway design in Task 6. Based on previously provided information, we anticipate an approximate bridge length of 135 LF which includes anticipated multi-span prestressed I-girder structure. We anticipate the abutments and bents will be a standard skew (i.e. 45, 60, 75, or 90 degrees to roadway centerline) and each structure will include a non-standard TxDOT design. The bridge will either consist of 4-12' lanes and one sidewalk, or 2-12' lanes and one sidewalk, depending on the direction the Client advises. We anticipate the bridge to be in a tangent (i.e. straight) section of the alignment. This scope assumes that abutment headers will be treated with concrete or stone riprap slopes. Integrating abutments with retaining walls at the headers will be considered additional services.

Bridge construction will be specified in general accordance with the TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges, 2024.

We do not anticipate any need for a bridge deck drainage system. We anticipate being able to set profile grades along the bridges that allow for all surface drainage to be accommodated by curb inlets off each end of the bridge without violating ponding width requirements, or by slotted rail systems off the sides. If deck drains are required, it is assumed that they will discharge directly into the floodplain. Design of storm drain systems for drainage, water quality, or aesthetic purposes, will be considered additional services.

It is assumed that no aesthetic features (i.e. stone columns, fascias, paint, etc) or utilities are to be incorporated into this bridge crossing. Incorporating any utilities or aesthetic features will be considered additional services.

TxDOT Standards will be utilized to the extent practical. Due to the non-standard width of the bridge, additional detailing will be required as TxDOT Standards only cover specific bridge widths, span lengths, and skew angles for tangent bridges. At this time, we anticipate the following sheets will be produced for the structure:

- Bridge Layout & Bridge Typical Section
 - Bridge Layout will show plan and profile geometry of the structure, and Bridge Typical Section will show cross sections of the structure. These sheets will be prepared according to the TxDOT checklist for Bridge Layouts.
- Summary of Estimated Quantities
- Foundation Plan
 - Layout of drilled shaft or driven pile locations.
- Bridge Boring Logs
- Abutment Details
 - Abutment plan view, elevation views, and common details including control elevations and bearing seat elevations.
- Bent Details
 - Bent plan views, elevation views and common details including control elevations and bearing seat elevations.
- Framing Plan
 - Framing Plan of the girders including bent and beam reports.
- Span Unit / Slab Details and Typical Transverse Section
 - Detail slab reinforcement and dimensions for each span unit. Detail structural typical sections for dimensions and reinforcing of bridge decks and end diaphragms.
- Prestressed Girder Design Sheet
- Applicable TxDOT Standard Sheets

This task includes preparation of proposed bridge plans only. Changes to these assumptions including the site plan, horizontal or vertical alignment, and roadway typical section that impact the bridge

alignment, profile, or geometry by the Client after commencement of this task that result in the redesign of plans will be considered an additional service. Also, design of widening details and review of shop drawing submittals during the construction phase of this structure is not included in this task.

Task 16 – Bridge Registration **\$9,000 LS**

The Federal Highway Administration requires all bridges to be registered for safety and maintenance purposes. Kimley-Horn will register the new bridge with TxDOT to issue a National Bridge Inventory (NBI) number for the structure after the start of construction. Registration will consist of preparation of calculation packages and other necessary documentation for TxDOT to issue an NBI number.

Task 17 – TxDOT Coordination/Submittal **\$15,000 HR**

Kimley-Horn will prepare and submit plans and an application to TxDOT for review. The plan set will include applicable plan sheets from Task 6 and incorporate TxDOT details as required. This task includes revising plans for up to one round of TxDOT review comments for each intersection. The budgeted fees are based upon approximately 50 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates.

Task 18 – CPKC Railroad Coordination/Submittal **\$30,000 HR**

Kimley-Horn will prepare and submit plans and an application to Canadian Pacific Kansas City (CPKC) railroad for review. The plan set will include applicable plan sheets from Task 6. This task includes revising plans for up to two rounds of CPKC railroad review comments. The budgeted fees are based upon approximately 100 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates.

Task 19 – Meetings and Coordination **\$50,000 LS**

Kimley-Horn will provide general coordination for the duration of the project and will prepare for and attend up to four (4) in person meetings, as requested by the Wylie EDC, including the project kickoff. This task includes presentations and coordination meetings, as well as meetings on and offsite with City and WEDC staff and the project team. We assume this task to occur over a 12-month design schedule, and we will participate in (virtual) bi-weekly team meetings with the Wylie EDC and other stakeholders. This task includes up to 160 hours of Kimley-Horn effort. Additional meetings or effort beyond this amount will be considered an additional service.

Task 20 – Bidding Phase Services **\$18,000 HR**

Kimley-Horn will provide bidding phase services for this project. The budgeted fees are based upon approximately 60 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates. As desired by the Client, Kimley-Horn may provide the following professional services under this task up to the remaining task budget:

- Prepare the Contract and Specification manual.
- Prepare the Advertisement for Bidders.
- Upload all plans and contract documents to Civcast (or similar website) for access to potential bidders. Contract documents shall be uploaded as PDF files.
- Attend the pre-bid meeting.
- Provide clarifications related to construction documents during the solicitation period as requested by the Client and review responses with Client as needed.
- Issue Client approved addenda of Construction Plans and Technical Specifications after the pre-bid meeting to clarify design intent, if required.
- Attend the bid-opening meeting and issue one set of Conformance Documents for construction.
- Prepare the bid tabulation.

- Review and evaluate the qualifications of the apparent successful bidder.
- Prepare a written summary of the tabulation and evaluation for award recommendation.

Task 21 – Construction Phase Services

\$60,000 HR

Kimley-Horn will provide limited construction phase services for the project as requested by the City. We assume the City/WEDC will contract with a construction management firm to administer the construction contract, provide quality assurance, and any necessary inspections and testing. The scope of services listed below are services that may be provided as part of the construction phase services, up to the allowable budget. The extent of the effort required for this task is unknown and fees for this task will be billed hourly. The budget for this task includes up to 200 hours of Kimley-Horn effort. Additional meetings or effort beyond this amount will be considered additional service.

Request for Information (RFI): Kimley-Horn will respond to Contractor requests for information and issue clarifications and interpretations of the Contract Documents to City within this fee. Any authorization of variations from the Contract Documents will be made by City.

Submittals and Shop Drawing Review: Kimley-Horn will review material submittals and material cut sheets Shop Drawings, Samples, and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. We anticipate the majority of material submittals will be the responsibility of the construction management firm hired by the City.

Change Orders: Kimley-Horn may recommend Change Orders to City and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

Substitutes and "or-equal": Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.

Disagreements between City and Contractor: Kimley-Horn will, if requested by City, render written decision on claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Kimley-Horn shall be fair and not show partiality to City or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.

Applications for Payment: Based on its observations and on review of applications for payment and accompanying supporting documentation, Kimley-Horn will determine the amounts that Kimley-Horn recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Kimley-Horn's representation to City, based on such observations and review, that, to the best of Kimley-Horn's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation.

By recommending any payment, Kimley-Horn shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Kimley-Horn in this Agreement. It will also not impose responsibility on Kimley-Horn to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to City free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between City and Contractor that might affect the amount that should be paid.

Limitation of Responsibilities: Kimley-Horn shall not be responsible for the acts or omissions of any Contractor, or of any of its subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Kimley-Horn shall not have the authority or responsibility to stop the work of any

Contractor. Kimley-Horn is not responsible for any duties assigned to the design professional in any construction contract that are not expressly provided for in this Agreement.

Construction Meetings: Kimley-Horn will prepare for and attend meetings, conference calls, site visits, and/or coordination efforts as requested by the City and General Contractor during the construction phase of the project, to the amount budgeted for in this Agreement. This task includes presentations and coordination meetings, as well as meetings on and offsite with City staff and critical stakeholders during the Construction phase. Construction meetings will be scheduled and managed by the general contractor.

Site Visits: Kimley-Horn will visit the site to observe construction of improvements designed by Kimley-Horn. Visits will be as requested by the Client, and observations will not be exhaustive or extend to every aspect of Contractor's work in progress. Kimley-Horn shall not, during such visits or as a result of such observations supervise, direct, control, influence, or have responsibility over Contractor's work. Kimley-Horn neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents or permits. Kimley-Horn will produce Field Reports of observations for distribution to City for project record.

Record Drawings: The Contractor will provide a redlined set of the site drawings to Consultant and Subconsultant showing changes made to the approved design during construction. Subconsultant will review the redlined drawings provided and will prepare Record Drawings. The Record Drawings will show only those changes exported by the Contractor to Subconsultant and considered to be significant and will contain a note to this effect. Record Drawings are not "As Built" drawings and no independent verification will be done by Subconsultant. Subconsultant will submit the Record Drawings to the City in PDF format.

Additional Services (not included):

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City or WEDC. Such services shall include, but are not limited to, the following:

- Construction Contract Administration
- Construction Inspections
- Construction staking
- Title/Deed Research
- Subsurface Utility Engineering
- Archeological investigations for deeply buried sites
- Design of offsite drainage improvements
- Landscaping design
- Irrigation design
- Electrical Lighting Design
- Traffic Control Plan
- Traffic Impact Analysis
- Bridge Condition Survey Report
- Bridge Widening
- Wayfinding or Monument Signage
- Preparation for and attendance at additional public meetings, stakeholder information meetings, newsletters, project webpage
- Assist the City as an expert witness in litigation about the project or in hearings before approving and regulatory agencies
- Redesign to reflect project scope changes requested by the City or WEDC, required to address changed conditions, or change in direction previously approved by the City and WEDC, mandated by changing governmental laws, or necessitated by the City's acceptance of substitutions proposed by the contractor
- RAS and TDLR submittal fees

- Services not specifically mentioned above

Schedule: Project to begin upon receipt of signed IPO #21. We will provide our services as expeditiously as practicable.

Terms of compensation:

Kimley-Horn will perform the tasks identified in the Scope of Services for the fee type shown as follows:

Task 1 – Design Survey	\$70,000 LS
Task 2 – Dedication Document Preparation	\$7,500 LS
Task 3 – Franchise Utility Coordination	\$10,000 LS
Task 4 – Geotechnical Report	\$28,000 LS
Task 5 – Preliminary Design	\$55,000 LS
Task 6 – Final Design	\$175,000 LS
Task 7 – TDLR Review and Inspection Report	\$2,500 LS
Task 8 – Sanden Boulevard & FM 544 Signal Modification Plans	\$26,000 LS
Task 9 – Sanden Boulevard & SH 78 Signal Modification Plans	\$38,500 LS
Task 10 – Preliminary Floodplain Analysis	\$45,000 LS
Task 11 – Floodplain Analysis Submittal	\$33,000 LS
Task 12 – As-built Topographic Survey	\$10,000 LS
Task 13 – Letter of Map Revision Request	\$37,500 LS
Task 14 – Environmental and Archeological Services	\$26,000 LS
Task 15 – Bridge Design – Proposed Muddy Creek Bridge	\$125,000 LS
Task 16 – Bridge Registration	\$9,000 LS
Task 17 – TxDOT Coordination/Submittal	\$15,000 HR
Task 18 – CPKC Railroad Coordination/Submittal	\$30,000 HR
Task 19 – Meetings and Coordination	\$50,000 LS
Task 20 – Bidding Phase Services	\$18,000 HR
Task 21 – Construction Phase Services	\$60,000 HR
Total Lump Sum (LS)	\$748,000 LS
Total Projected Hourly (HR)	\$123,000 HR
Total Projected Fee	\$871,000

Compensation for Services and Method of Payment shall be as referenced in the Master Agreement.

Invoices will be submitted with Lump Sum (LS) tasks shown as a percentage of work completed and Hourly (HR) tasks shown as effort expended.

Kimley-Horn reserves the right to reallocate amounts among tasks as necessary.

Deliverables: Kimley-Horn will deliver the items described in the above scope of services.

Other specific terms of Individual Project Order: None.

ACCEPTED:

WYLIE ECONOMIC
DEVELOPMENT CORPORATION

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: Wil Coy, P.E.

TITLE: _____

TITLE: ASSOCIATE

DATE: _____

DATE: 5/6/2026

AGENDA REPORT

Meeting Date: May 13, 2026 **Item Number:** 2
Prepared By: Jason Greiner *(Staff Use Only)*

Subject

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

Recommendation

Motion to enter into an Architectural Concept Design Services Proposal with _____ in the amount of _____ and further authorize the Executive Director to execute any and all necessary documents.

Discussion

Within the 2026 Goals & Objectives, the WEDC Board has identified the need to update the concept plans and market/sell lots at Cooper Plaza. As such, staff have solicited qualifications and proposals from select architectural firms to provide concept-level architectural and site planning services for Cooper Plaza.

Project Overview:

Cooper Plaza is envisioned as a walkable mixed-use development integrating:

- A future office or coworking building on Lot 6
- A planned restaurant cluster on adjacent lots
- Public amenities, including a water feature and pedestrian connectivity
- Architectural compatibility with Historic Downtown Wylie and applicable overlay districts

The intent of this solicitation is to select an architectural firm capable of delivering tangible, cost-informed conceptual design that clearly communicates feasibility, tradeoffs, and development implications.

Scope of Services:

The selected firm shall provide conceptual architectural and site planning services for Lot 6, including the following:

- Prepare concept site plan options for an office or coworking building with:
 - 25,000–35,000 SF
 - One- and two-building configurations
- Demonstrate minimum parking compliance per local ordinance
- Illustrate engagement and connectivity with:
 - Lot 7 - water feature and amenities
 - Lots 2-5 - restaurant cluster or as needed for Lot 6 office design/development
- Develop architectural concepts that comply with the applicable overlay district and are compatible with Historic Downtown Wylie
- Prepare conceptual interior layout options suitable for office and/or coworking use

Required Deliverables:

Required Deliverables

At a minimum, the Architect shall provide:

- Concept site plans illustrating building layout, parking, vehicular circulation, and pedestrian connectivity
- Architectural massing and character studies depicting scale, form, and relationship to adjacent development and site amenities
- Conceptual interior test fits
- A preliminary order-of-magnitude development budget for each concept option

Actionable Design & Budget Control Requirements:

The Architect shall provide actionable conceptual design services sufficient to support informed decision-making by the Wylie EDC Board and City Council. Each concept option shall include a concise narrative and comparison summary identifying key assumptions, site constraints, development tradeoffs, and implications related to phasing, parking, circulation, and integration with adjacent uses and public amenities. Concepts shall be developed at a level of detail appropriate to guide entitlement discussions, developer solicitation, and financing evaluation.

All concept options shall be designed to align with the Owner’s stated construction budget parameters and cost objectives. The Architect shall prepare a preliminary order-of-magnitude development budget for each option, clearly identifying assumptions related to building size, construction type, core and shell versus interior buildout, and major building systems. If preliminary cost estimates indicate that a concept exceeds the stated budget parameters, the Architect shall revise the design, materials, systems, or scope as necessary to restore alignment at no additional fee, unless a change in scope or budget is authorized in writing by the Owner. No concept shall be advanced for Board, Commission, or Council consideration without documented cost alignment or clearly identified cost risks.

Proposal Requirements:

Proposal Requirements

Responses shall include the following:

1. Firm qualifications and relevant experience, particularly with:
 - a. Mixed-use developments
 - b. Public-sector clients
 - c. Historic or context-sensitive projects
2. Project approach and understanding of the Cooper Plaza vision
3. Proposed phased scope and fee structure, beginning with concept/schematic design and clearly identifying optional pricing for subsequent phases (design development, construction documents, permitting, and construction administration)
4. Key project team members
5. Representative project examples

Selection will be based on qualifications, demonstrated understanding of the project, proposed approach, and overall value to the Wylie EDC’s Board of Directors.

Upon selection of an architect, Staff will engage the services of the chosen firm to expedite the design process.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 13, 2026

Item Number: 3

Prepared By: Jason Greiner

Subject

Consider and act upon a Professional Services Proposal between the WEDC and Pettit & Ayala Consulting.

Recommendation

Motion to approve a Professional Services Proposal between WEDC and Pettit & Ayala Consulting and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC previously engaged David Pettit Economic Development (DPED) for professional economic development services related to the creation of a TIRZ. In 2022, DPED conducted a City Council Work Session to provide an overview of the concept, creation, and implementation of a Tax Increment Reinvestment Zone (TIRZ) and discuss the high-level usage of Tax Increment Financing (TIF) for Redevelopment, Public Infrastructure, and Economic Development Incentives.

Staff is bringing this item back for consideration to re-engage the services of Pettit & Ayala Consulting (formerly DPED) for professional services related to the same.

The tasks outlined below are the professional services provided by Pettit & Ayala. The fee for services within the scope of services is a lump-sum fee of \$40,000 per TIRZ creation. Fees would be charged monthly, subject to ongoing progress on the work effort related to the creation of the TIRZ.

- 1. District Review
2. Data Collection and Analysis
3. Taxable Value Analysis
4. Develop TIRZ Cash Flow Model
5. Prepare TIRZ Project and Financing Plan
6. TIRZ Documentation Support

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

AGENDA REPORT

Meeting Date: May 13, 2026 **Item Number:** 4
Prepared By: Jason Greiner

Subject

Consider and act upon a naming proposal at the Collin College Wylie Campus Career Technical Education Building.

Recommendation

Motion to approve a naming proposal at the Collin College Wylie Campus Career Technical Education Building in the amount of \$30,000 and authorize the Executive Director to execute any and all necessary documents.

Discussion

Collin College will open a new Career and Technical Education (CTE) Building at the Wylie Campus in the fall of 2027. This will be a dedicated building for technical education programs, including Welding, HVAC, Electronic Engineering Technology, Robotics, and Health Professions. The building will be over 66,000 square feet and provide much-needed space for expanded educational opportunities at the Wylie campus.

The addition of these programs can directly benefit our local primary employers and help build the workforce skills necessary for our local talent pipeline. As such, WEDC has the opportunity to support these initiatives by establishing the “Wylie Economic Development Corporation Scholarship Endowment,” which would provide scholarship support for Wylie Campus students pursuing technical and career-focused education pathways. The cost of this program would be \$30,000.

In recognition of the contribution, a first-floor classroom within the new Wylie Campus CTE Building would also carry the WEDC name for a five-year term, with first right of renewal at the end of that period. The pledge would be paid over a three-year period.

If funded, this recognition would highlight and further establish WEDC’s goal of supporting education that directly benefits existing industry and primary employers, as well as the student population in our community.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 13, 2026

Item Number: DS1

Prepared By: Jason Greiner

Subject

Discussion and updates from WEDC Committees.

Recommendation

No action is requested by staff on this item.

Discussion

Committee members and staff will hold a discussion and provide updates from WEDC Committees.

Current Active Standing Committees of the WEDC:

- Budget, Finance, and Audit Committee (Melisa Whitehead, Demond Dawkins)
- The Budget, Finance, and Audit Committee met on 1-30-26 and 04-30-26
Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
- The Business Retention and Expansion Committee met on 04-30-26
Committee for New Business Attraction and Recruitment (Blake Brininstool, Alan Dayton)
- The Committee for New Business Attraction and Recruitment met on 04-29-26

Current Special Committees of the WEDC:

- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
- Members of the Strategic Planning Committee met on 1-14-26 and 2-20-26 to review/discuss the organization's Goals and Objectives. Next meeting is scheduled for 06-10-26
Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)

Staff would like to schedule another Budget, Finance and Audit Committee meeting prior to the June 17th WEDC Board Meeting.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: May 13, 2026
Prepared By: Jason Greiner

Item Number: DS2 (Staff Use Only)

Subject: Discuss issues surrounding the FY 2026-2027 WEDC Budget.

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

Discussion: Staff will discuss the FY 2026-2027 WEDC Budget and the approved Budget Calendar for the City of Wylie. Notable Dates: May 13 May WEDC Board Meeting, June 9 Budget Work Session with City Council (General Fund Overview), June 17 June WEDC Board Meeting, July 14 Budget Work Session with City Council (All Funds/WEDC Presentation), July 15 July WEDC Board Meeting (WEDC Board Approves Budget), July 28 Final Budget Work Session with City Council, August 1 Budget Software Input Deadline, August 10 Proposed Budget Available to the Public, August 11 Discuss Final Tax Rate and take a record vote, September 8 Public Hearing of FY 2025 Budget/Adopt Tax Rate and 2026 Budget. As the Board is aware, Melisa Whitehead and Demond Dawkins are members of the Budget, Finance and Audit Committee. The committee, as well as Harold Smith, has met to review and discuss the WEDC Budget. Staff will send out a calendar invite for the 7-14-26 Budget Work Session with City Council if you are interested/available to attend.



STAFF REPORT

Date: May 13, 2026 **Item Number:** DS3
Prepared By: Jason Greiner

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

Recommendation
 N/A

Discussion

WEDC Property Update:
 Property Management/Real Estate

- 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.

Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Staff is working with Walk-On’s Sports Bistreaux to facilitate their Grand Opening Event.
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Anticipated completion date: Late 2026 or Early 2027. As of 3-23-26, construction has not commenced, and WEDC has an option to repurchase on or before 3-23-27.
- 544 Gateway/Lot 2: SCSD – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion date: Early 2027
- 8.27 ac/Wylie Square One – Inspection Period Exp: 6-4-2026; Closing Date By: 7-4-2026
- 1.017 ac/L.M.B. Partnership – Inspection Period Exp: 5-10-2026; Closing Date By: 6-9-2026
- 3.95 ac/Keles Group – Inspection Period Exp: 6-9-2026; Closing Date By: 7-9-2026

Listing Agreement – Segovia Partners (SP)

- Relevant pad sites have been sold; Staff has canceled 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:
Active & Moving / Slowed or Paused / Inactive but Invested or Planning

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

- RFQ/RFP for architectural design services was issued, with a 5-8-26 delivery date. Item to be considered by WEDC Board on 5-13-26.

SH 78 Sidewalks

- Construction plans were approved by the City of Wylie on 5/7/26.

Downtown Parking / Jackson Ave Parking and Striping

- KH coordinating with franchise utilities for the relocation of multiple power poles.
- KH preparing civil construction plans.

Lot 3 – 544 Gateway Addition

- KH preparing civil construction plans.

FM 544 Corridor Master Plans

- KH met with WEDC on 5-5-26 to discuss the Master Drainage Analysis deliverables.
- KH to update concept plan per WEDC direction and updated drainage design.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- KH reviewing and providing input on the drainage analysis from LJA.

Atmos Gas Main Extension- N Hwy 78

- Project has been completed. Staff is verifying final sign-offs for project payment.

Wylie Roadway OPCCs

- KH finalizing Sanden and additional roadway OPCCs and exhibits this week.
- KH to begin Alanis and Hooper roadway OPCCs and exhibits.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon is working on the schedule for the additional erosion control measures.

Design & Engineering - 544 Gateway Addition

- John Yeager Way signage installed, and a Road Opening Ceremony was held for John Yeager Way on 4-24-26.
- KH/City/WEDC completed the second punch list walkthrough on 4/16. KH provided punch list items to City/Tiseo.

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

- KH provided a recommended award letter for Canary Construction.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on the shutdown for the tie-in.

Sanden Easement/ROW Coordination

- KH finalized IPO. Item to be presented/considered by WEDC Board on 5-13-26.

Keefer Street Infrastructure

- KH to prepare IPO.

Jackson Avenue Development

- Project on hold, but work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- 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. An architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

BRE & Workforce Updates:

- One BRE visit was conducted in April.
- Attended the Governor’s Small Business Summit in Allen.
- Connected a local business with the North Texas SBDC to explore small business support programs.
- Provided input and discussion feedback for first BRE Subcommittee Meeting
- Continued BRE Succession planning/training activities.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RG, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff welcomed new Office Manager Valerie Scott to the WEDC team.
- Staff attended the Gov. Small Business Summit. (CS, AW)
- Staff facilitated and attended the Road Opening Ceremony for John Yeager Way (HS, MW, DD, JG, RH, MB, VS)
- Staff attended Leadership Wylie, Public Safety (CS)
- Staff attended City of Wylie Records Workshop (CS,VS)
- Board and Staff attended State of the Chamber Luncheon (JG, RH, MB, CS, VS)
- Staff facilitated and attended the Small Business Reception and Proclamation recognizing the contributions of our small businesses and featuring seven local small businesses. (HS, JG, RH, CS, MB, VS)
- Sales tax revenues for May are up 1.50% and up 0.55% for the year.

Upcoming Events:

- ICSC Las Vegas – May 18-20
- Bisnow DFW Experiential Retail & Mixed-Use Summit – June 2
- Eastern Collin County Women’s Conference – June 4
- TEDC Mid-Year Conference – June 17-19

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

2026 April **Board Meeting – 15th / Special Called Meeting – 22nd**

2		Governor’s Small Business Summit - Allen, TX – aw,cs
16		Leadership Wylie – Public Safety Day – cs
16	5:01 pm	5:01 Professional Mixer – Glen Echo Brewing
23	7:30-9:30 am	Coffee with the City Manager – Coffee at the Hub
24	1:30 pm	John Yeager Way Road Opening Ceremony
28	5:30 pm	City Council - Small Business Week Proclamation & Reception
28	8:00 am	Chamber of Commerce: State of the Chamber Luncheon

2026 May **Special Called Board Meeting – 13th**

3		Pedal Car Races – Historic Downtown Wylie
3-9		National Small Business Week
4-8		Economic Development Week
4	11:00 am	Taste of Wylie
5	8:30 am	WDMA Meeting
6	11:30 am	CCBA - State of the Business
12	6:00 pm	City Council – Oath of Office for Mayor and Council
13	7:30 am	WEDC – Special Called Board Meeting
14		Leadership Wylie – History of Wylie/Public Works – cs
14		NTCCIM EconDev Panel – Dallas – jg, rh
18-20		ICSC 2026 Las Vegas – Las Vegas – mp, bp, hs, mw, jg, rh
19	11:30 am	WISD Internship Signing Day & CTE Advisory Meeting
21	5:01 pm	5:01 Professional Mixer – The Backyard – Murphy
25	CLOSED	Memorial Day Holiday – Office Closed
26	11:30 am	Chamber of Commerce: Leadership Wylie Luncheon & Graduation – cs
26	6:00 pm	City Council
27-28		Board & Commission Interviews - hs
30		Bluegrass on Ballard - Historic Downtown Wylie/Olde City Park

*RSVP Needed

2026 June **Board Meeting – 17th**

Day	Time	Meeting/Event	
2	8:30-9:30 am	WDMA Meeting	
2	8:00-12:15	Bisnow DFW Experiential Retail & Mixed-Use Summit	
4	8:30-4:00 pm	6th Annual East Collin County Women’s Conference – rh, mb, cs, vs	*RSVP Needed
9	6:00 pm	City Council	
12	12:00 pm	Strategic Planning Committee Meeting	
13	10 – 3:00 pm	Wylie 5th Annual Juneteenth Celebration – Olde City Park	
17	7:30 am	WEDC- Board Meeting	
17-19		TEDC Mid-Year Conference – Plano, TX	
19	CLOSED	Juneteenth Holiday – Office Closed	
23	6:00 pm	City Council - Board and Commission Reception/New Member Swear-in	
27	6:30 pm	The Great Catsby- In-Sync Exotics Gala- McKinney Cotton Mill	*RSVP Needed

Around the Corner...

- Retail Live – September 2 – Austin
- CSEF Conference – September 8-10