

Wylie Economic Development Corporation Board Special Called Meeting

April 25, 2025 – 11:00 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 March 19, 2025 Regular Meeting of the WEDC Board of Directors.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2025.
- C. Consider and act upon a Performance Agreement between the WEDC and Sands RX, LLC.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding construction services for Cooper Plaza at Hwy 78 & Brown.
- 2. Consider and act upon issues surrounding the 544 Corridor Master Drainage Analysis.
- 3. Consider and act upon issues surrounding the 544 Corridor Master Plan.

DISCUSSION ITEMS

- DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.
- DS2. Discuss issues surrounding the FY 2025-2026 Budget.
- DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

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

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

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

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

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 April 17, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the

attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.073 – Discussing prospective gift or donation to the City.

§ 551.074 – Discussing personnel or to hear complaints against personnel.

§ 551.076 – Discussing deployment of security personnel or devices or security audit.

§ 551.087 – Discussing certain economic development matters.

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting
 March 19, 2025 – 7:30 A.M.
 WEDC Offices – Conference Room
 250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Demond Dawkins called the meeting to order at 7:35 a.m. Board Members present were Vice President Blake Brininstool, Harold Smith, and Melisa Whitehead.

Ex-Officio Members, Mayor Matthew Porter and Deputy City Manager Renae' Ollie were present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Dawkins moved to Consent Agenda.

CONSENT AGENDA

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

- A. Consider and act upon approval of Minutes from February 19, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the February 2025 WEDC Treasurer's Report.**

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon issues surrounding utility relocations at FM 544 Gateway.**

Staff Comments

Staff reminded the Board that the WEDC has been working toward redevelopment at the 544 Gateway Addition. However, onsite utility conflicts along the north side of FM 544/Kirby must be resolved. Staff discussed overhead fiber-optic lines that need to be relocated, noting that one of them is a WISD/City of Wylie telecom line that can only be removed by Capco Telecom.

Board Action

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to award a contract to Capco Telecom in an amount not to exceed \$70,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

President Dawkins moved to Discussion Item 1.

DISCUSSION ITEMS

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

Staff Comments

Staff opened the discussion with Mansour Khayal of MLKJ Investments, who was in attendance, to provide a general update regarding the status of his project. Khayal noted that excavation will begin by the end of the month. Additional comments by Khayal include the completion of silt fence installation; the submittal of the plat, with the surveyor needing to correct two items; and staking will be completed within the next week. Khayal stated that the current tenants have asked to remain on-site until the end of the month to allow them time to move to their new property. Khayal shared that he would have a construction schedule once the dirt has been turned and the location of utilities are understood. Khayal inquired about potential widening of the road and future gas line installation, with Staff noting that there are no immediate plans for road widening and the gas line extension has been approved at the corner at Kreymer and 78 so that it can eventually extend down to Eubanks. The Board inquired whether any concerns about road widening/gas lines would impact the construction timeline. Khayal discussed traffic and safety and shared his plan for the number of suites he wishes to have on the property but stated that, ultimately, it will not affect the project timeline.

President Dawkins moved back to the Regular Agenda.

REGULAR AGENDA

2. Consider and act upon a First Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC.

Staff Comments

Staff stated that Aktrian Holdings has requested more time to submit their plans for 25 Steel Road to P&Z for approval. The Board discussed reviewing the finalized concept plan prior to closing to ensure it was agreed upon. The Board discussed extending the Feasibility Period by 90 days.

Board Action

Motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve a First Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 4-0.

President Dawkins moved to Discussion Items.

DISCUSSION ITEMS

DS2. Discussion regarding ICSC.

Staff Comments

Discussion regarding ICSC 2025 was brought back to the Board for further consideration. The Board discussed the number of Board Members who should attend ICSC events, their purpose at these events, and who should attend this year's ICSC event in May. The Board discussed sending two Board Members to divide and conquer in effort to make the event more beneficial. Demond Dawkins and Melisa Whitehead volunteered to attend ISCS 2025.

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

Staff Comments

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Staff discussed the progress on 544 Gateway Addition, Brown & 78, Hwy 78 TxDOT Improvements, Jackson Ave Parking, and the Feasibility Study. Staff shared a new program between WISD and the North Texas Municipal Water District that would open a career pathway for the students. Mayor Porter provided feedback and updates from the Legislative Trip to Austin, highlighting proposed HB134 related to the collection of local sales and use taxes. Staff noted a 43.05% decrease in sales tax reporting for the month of March due to a significant audit collection adjustment reported last year. Staff noted that YTD sales tax revenues are up 7.10%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:20 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

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

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, and 2025-3d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 10:07 a.m. and moved back to the Regular Agenda.

REGULAR AGENDA

3. Consider and act upon issues surrounding the 2024 WEDC Annual Report.

Staff Comments

Staff presented the proposed 2024 WEDC Annual Report to the Board. As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than April 1st of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of other than direct economic development. Once approved, the final report will be presented to the Wylie City Council on March 25, 2025. Staff discussed the full proposed Annual Report for the Board's review and approval. Staff then discussed the 2025 WEDC Goals and Objectives included within the Annual Report.

Board Action

A motion was made by Blake Brininstool, seconded by Melisa Whitehead, to approve the 2024 WEDC Annual Report with changes and present the same to the Wylie City Council for their review. A vote was taken, and the motion passed 4-0.

President Dawkins then entertained any action to be made as a result of the Executive Session.

Board Action

A motion was made by Harold Smith, seconded by Blake Brininstool, to approve payment in an amount not to exceed \$10,000 to DT Retail Properties, LLC, for the purpose of funding the acquisition of a right-of-way easement tract for the City of Wylie at the southwest corner of State Highway No. 78 and Kreymer Lane, and authorize the Executive Director or his designee to tender such payment on behalf of Wylie EDC. 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 Dawkins adjourned the WEDC Board meeting at 10:11 a.m.

Demond Dawkins, President

ATTEST:

Jason Greiner, Executive Director

AGENDA REPORT

Meeting Date: April 25, 2025 Item Number: B
 Prepared By: Jason Greiner

Subject

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

Recommendation

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

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

REVENUES:

Sales Tax Revenue earned in January and allocated in March was \$329,048.32, a decrease of 43.05% over the same period in 2024. This is due to a significant audit collection adjustment of \$1,021,148 that was reported last March, which has impacted the year-over-year calculation for this month. YTD sales tax revenues as of March are up 7.10%.

EXPENSES:

Incentives

\$30,000 Glen Echo Brewing – Year Two Incentive

Special Services - Infrastructure

\$43,125.00 Zachary Construction Services – Hwy 78/Brown Sod & Irrigation for TxDOT Improvements

\$229,279.61 Tiseo Paving Company – FM 544 Gateway Project – Est #9

Travel and Training

\$16,910.40 Hidden Lakes – Broker/Developer Event

Engineering/Architectural

\$21,842.50 Kimley Horn & Associates – FM 544 Gateway, Regency Drainage & General Engineering

Notes:

The second loan forgiveness in the amount of \$33,000 for Glen Echo was processed in March. The Statement of Net Position now shows receivables in the amount of \$684,000. This includes incentives in the form of forgivable loans for \$34,000 (Glen Echo), \$450,000 (Phoenix Ascending), and \$200,000 (MLKJ).

04/25/2025 Item B.

WYLIE ECONOMIC DEVELOPMENT
March Rev/Exp Report
Account Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	329,048.32	1,704,587.15	-3,285,629.85	65.84 %
Category: 400 - Taxes Total:		4,990,217.00	4,990,217.00	329,048.32	1,704,587.15	-3,285,629.85	65.84%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	0.00	175,004.18	63,004.18	156.25 %
Category: 460 - Interest Income Total:		112,000.00	112,000.00	0.00	175,004.18	63,004.18	56.25%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	4,100.00	-700.00	14.58 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
Category: 480 - Miscellaneous Income Total:		4,126,330.00	4,126,330.00	400.00	930,093.76	-3,196,236.24	77.46%
Revenue Total:		9,228,547.00	9,228,547.00	329,448.32	2,809,685.09	-6,418,861.91	69.55%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	35,272.38	210,236.48	260,321.92	55.32 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	5,683.34	33,526.38	41,123.45	55.09 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,503.57	39,021.42	40,922.34	51.19 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	80.80	484.80	1,256.27	72.16 %
111-5611-51440	FICA	29,348.70	29,348.70	2,051.21	12,274.46	17,074.24	58.18 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	479.72	2,870.60	3,993.21	58.18 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	994.07	0.00	724.00	270.07	27.17 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	1.92	315.00	270.00	46.15 %
Category: 510 - Personnel Services Total:		667,492.32	667,492.32	50,072.94	302,117.14	365,375.18	54.74%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	188.26	1,022.50	3,977.50	79.55 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	267.84	1,308.65	1,691.35	56.38 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	456.10	2,555.00	5,745.00	69.22%
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	1,741,250.00	1,741,250.00	63,000.00	263,000.00	1,478,250.00	84.90 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	8,907.50	9,632.50	77,637.50	88.96 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	0.00	6,411.39	64,588.61	90.97 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	274,887.11	3,224,105.09	5,796,561.91	64.26 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	3,950.00	93,875.31	132,249.69	58.49 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	100.13	20,588.61	53,861.39	72.35 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	521.11	2,595.41	5,304.59	67.15 %
111-5611-56180	RENTAL	27,000.00	27,000.00	4,500.00	15,750.00	11,250.00	41.67 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	30,382.53	55,881.94	39,618.06	41.48 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	5,869.19	64,595.85	26,457.15	29.06 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	5,816.85	983.15	14.46 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	2,026.40	14,083.40	38,916.60	73.43 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	22,695.50	76,060.07	779,239.93	91.11 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	786.35	1,613.65	67.24 %

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04/25/2025 Item B.

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	416,839.47	3,853,182.77	8,506,532.23	68.82%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	52,011.62	309,415.55	297,328.49	49.00 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	50,654.85	306,583.27	318,670.33	50.97 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	615,998.82	615,998.82	50.00%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	570,034.98	4,773,853.73	10,503,801.23	68.75%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-240,586.66	-1,964,168.64	4,084,939.32	67.53%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-240,586.66	-1,964,168.64	4,084,939.32	67.53%

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04/25/2025 Item B.

Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	329,048.32	1,704,587.15	-3,285,629.85	65.84%
460 - Interest Income	112,000.00	112,000.00	0.00	175,004.18	63,004.18	56.25%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	400.00	930,093.76	-3,196,236.24	77.46%
Revenue Total:	9,228,547.00	9,228,547.00	329,448.32	2,809,685.09	-6,418,861.91	69.55%
Expense						
510 - Personnel Services	667,492.32	667,492.32	50,072.94	302,117.14	365,375.18	54.74%
520 - Supplies	8,300.00	8,300.00	456.10	2,555.00	5,745.00	69.22%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	12,359,715.00	12,359,715.00	416,839.47	3,853,182.77	8,506,532.23	68.82%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	615,998.82	615,998.82	50.00%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	570,034.98	4,773,853.73	10,503,801.23	68.75%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-240,586.66	-1,964,168.64	4,084,939.32	67.53%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-240,586.66	-1,964,168.64	4,084,939.32	67.53%

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Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CO P	-6,049,107.96	-6,049,107.96	-240,586.66	-1,964,168.64	4,084,939.32
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-240,586.66	-1,964,168.64	4,084,939.32

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	12,164,553.25
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	684,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,063,964.34
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	780,500.00
	Total Assets:	27,695,017.59
		<u>27,695,017.59</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	-2,609.18
111-2000-20117	TMRS PAYABLE	8,426.72
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	4,791.60
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	-3.00
111-2000-20133	Unemployment Comp Payable	328.70
111-2000-20151	ACCURED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	48.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	780,500.00
111-2000-20610	RETAINAGE PAYABLE	267,004.96

As Of 03/31/2025

Balance Sheet

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,059,737.26

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
	Total Beginning Equity:	28,566,712.00
Total Revenue		2,842,422.06
Total Expense		4,773,853.73
Revenues Over/Under Expenses		-1,931,431.67
	Total Equity and Current Surplus (Deficit):	26,635,280.33
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>27,695,017.59</u>

Balance Sheet

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

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

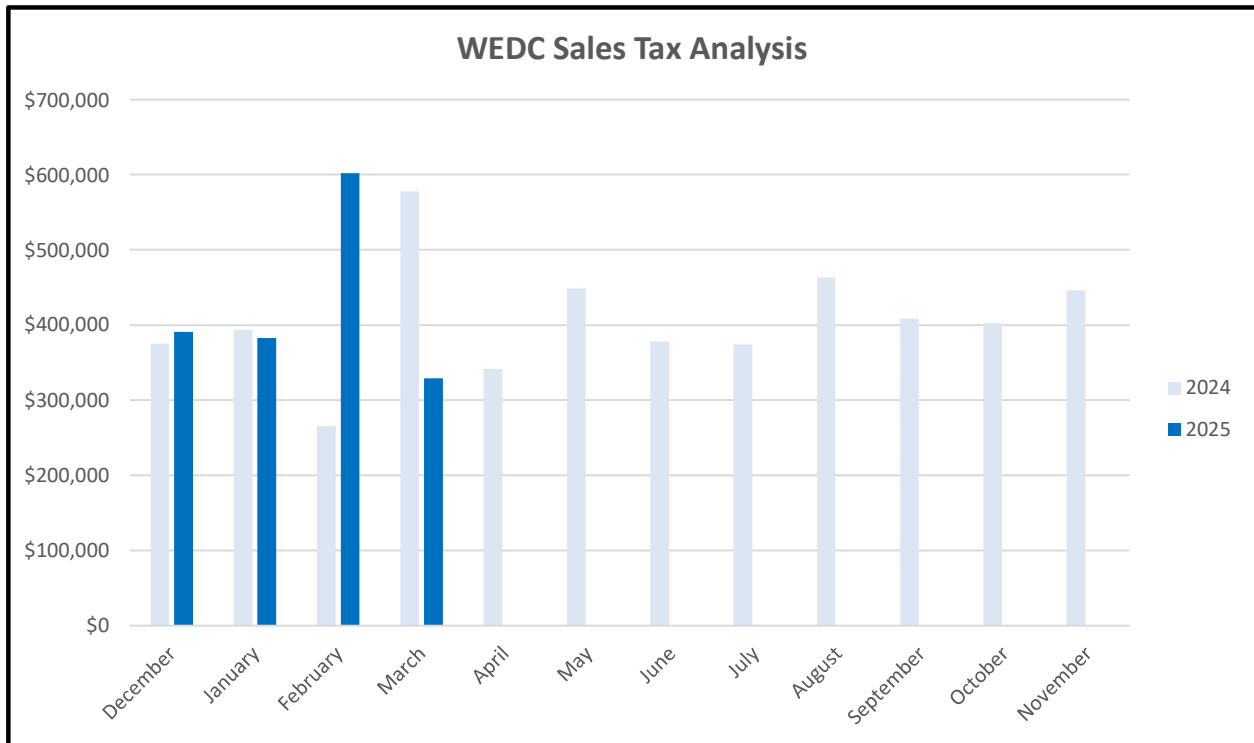
Wylie Economic Development Corporation

SALES TAX REPORT

March 31, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ -	-	0.00%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ -	-	0.00%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ -	-	0.00%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ -	-	0.00%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ -	-	0.00%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ -	-	0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -	-	0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -	-	0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 1,704,587.14	\$ 92,656.72	7.10%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 1,704,587.14	\$ 92,656.72	7.10%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months. Example: March Sls Tx Revenue is actually January SlsTx and is therefore the 4th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

March 31, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 18,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
	\$ 2,080,000.00	\$ 950,500.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	\$ 1,069,500.00	\$ 2,080,000.00	
							<i>Deferred Outflow</i>	\$ 780,500.00		

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

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

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

Wylie Economic Development Corporation

Inventory Subledger (Land)
March 31, 2025

	Property	Purchase Date	Address	Acreage	SF	Improvements	Cost Basis	Sub-totals
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	20691	n/a	\$ 202,045.00	
	Heath	12/28/05	706 Cooper	0.4640	20212	\$ 180,414.00 3,625	\$ 186,934.22	
	Perry	9/13/06	707 Cooper	0.4910	21388	n/a	\$ 200,224.00	
	Bowland/Anderson	10/9/07	Cooper Dr.	0.3720	16204	n/a	\$ 106,418.50	
	Duel Products	9/7/12	704 Cooper Dr.	0.5000	21780	n/a	\$ 127,452.03	
	Randack	10/23/12	711-713 Cooper Dr.	1.0890	47437	n/a	\$ 400,334.00	
	Lot 2R3	7/24/14	Cooper Dr.	0.9500	41382	n/a	\$ 29,056.00	\$ 1,252,463.75
	<hr/>							
Regency Dr.	Regency Pk. (contract)	6/4/10	25 Steel Road	0.6502	28323	n/a	\$ 25,170.77	
	Steel/Hooper	12/29/22	Lot 2R Helmberger Industrial Park	3.6885	160671	n/a	\$ 345,441.57	\$ 370,612.34
<hr/>								
544 Gateway (Lot 6 Sold)	Lot 1R (under contract)	Replat 1/23	544 Gateway Addition	1.899	82722	n/a	\$ 1,015,233.35	
	Lot 2R (under contract)	Replat 1/23	544 Gateway Addition	1.483	64617	n/a	\$ 793,033.69	
	Lot 3R	Replat 1/23	544 Gateway Addition	0.846	36847	n/a	\$ 452,217.10	
	Lot 4R	Replat 1/23	544 Gateway Addition	1.183	51518	n/a	\$ 632,271.85	
	Lot 5R	Replat 1/23	544 Gateway Addition	2.874	125185	n/a	\$ 1,536,374.69	
	Lot 7R	Replat 1/23	544 Gateway Addition	0.931	40576	n/a	\$ 497,982.50	\$ 4,927,113.18
<hr/>								
Downtown	Heath	3/17/14	104 N. Jackson	0.1720	7492	n/a	\$ 220,034.00	
	Udoh	2/12/14	109 Marble	0.1700	7405	n/a	\$ 70,330.00	
	Peddicord	12/12/14	100 W. Oak St	0.3481	15163	n/a	\$ 486,032.00	
	City Lot	12/12/14	108/110 Jackson	0.3479	15155	n/a	\$ -	
	Pawn Shop/All The Rave	1/7/22	104 S. Ballard	0.0860	3746	n/a	\$475,441.20	
	FBC Lot	6/15/16	111 N. Ballard St	0.2000	8712	n/a	\$ 150,964.00	
	FFA Village	1/7/18	102. N. Birmingham	0.1700	7405	n/a	\$ 99,804.00	
	Boyd	7/28/21	103 S. Ballard	0.0760	3311	n/a	\$ 328,792.20	
	Keefer	10/27/21	401 N Keefer Dr	0.4890	21301	n/a	\$ 237,951.39	
	Parupia	8/19/22	200 W Brown	0.0770	3354	n/a	\$ 159,325.57	
	UP Lot	9/30/22	UP Lot	0.4760	20735	n/a	\$ 82,126.92	
	Brothers JV	2/26/19	306 & 308 N. 2nd Street	0.3770	16422	n/a	\$ 145,923.04	
	Pulliam	2/27/19	300 N. 2nd Street	0.2570	11195	n/a	\$ 218,472.20	
	Swayze	4/18/19	208 N. 2nd Street	0.2580	11238	n/a	\$ 187,501.40	
	Swayze	5/9/19	204 N. 2nd Street	0.2580	11238	n/a	\$ 187,658.20	
	Kreymer	10/9/19	302 N. 2nd Street	0.1290	5619	\$ 207,286.00 1,386	\$ 187,941.76	
	City of Wylie	5/14/20	ROW Purchase/Alleys	0.6126	26685	n/a	\$ 26,684.86	\$ 3,264,982.74
<hr/>								
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.1190	48744	n/a	\$ 409,390.00	
	Murphy	3/7/19	701 S. Ballard	0.2000	8712	n/a	\$ 172,487.04	
	Marlow	3/31/22	305 S. Ballard	0.1865	8125	n/a	\$ 186,154.60	
	Braley	7/22/19	503 S. Ballard	0.2558	11142	n/a	\$ 177,397.96	\$ 945,429.60
<hr/>								
Brown & 78 (Lot 1 Sold)	Lot 2	Final Plat 10/24	Cooper Plaza	1.0144	44188	n/a	\$ 339,071.64	
	Lot 3	Final Plat 10/25	Cooper Plaza	0.9072	39518	n/a	\$ 303,236.92	
	Lot 4	Final Plat 10/26	Cooper Plaza	1.6154	70365	n/a	\$ 539,937.90	
	Lot 5	Final Plat 10/27	Cooper Plaza	1.8135	78996	n/a	\$ 606,166.90	
	Lot 6	Final Plat 10/28	Cooper Plaza	2.9784	129737	n/a	\$ 995,522.25	
	Lot 7	Final Plat 10/29	Cooper Plaza	1.5540	67692	n/a	\$ 519,426.93	\$ 3,303,362.54
	<hr/>							
Total				34.0439		\$ 387,700.00 5,011	\$ 14,063,964.15	\$ 14,063,964.15



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 25, 2025

Item Number: C

Prepared By: Jason Greiner

Subject

Consider and act upon a Performance Agreement between the WEDC and Sands RX, LLC.

Recommendation

Motion to approve a Performance Agreement between the WEDC and Sands RX, LLC.

Discussion

As the Board will recall, the WEDC approved a Performance Agreement with Project 2024-7a (Sands RX, LLC) in an amount not to exceed \$40,000, subject to City Council approval, on September 18, 2024. Additionally, on October 8, 2024, City Council authorized the WEDC to enter into a Performance Agreement with Project 2024-7a in an amount not to exceed \$40,000. For clarity, Staff is simply bringing this item back to the consent agenda with the inclusion of the LLC name, as both former approvals were tied only to "Project 2024-7a".

Sands RX, LLC plans to invest over \$600,000 in the project and hire ten additional employees over the next several months.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 \$40,000

- Proof of Certificate of Completion by July 1, 2025; and
➤ Proof of Qualified Infrastructure investment of no less than \$600,000; and
➤ Proof of 10 additional employees over its baseline employment of 35; and
➤ Company is current on all ad valorem taxes and other property taxes.

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

Economic Impact Analysis (EIA): The estimated valuation for this project is approximately \$150/SF or \$804,150. With the WEDC's Infrastructure Reimbursement of \$40,000, this project will generate an estimated \$126,114 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer is investing \$3.50 in our community.

Additional estimates of tax revenue generated include \$17,148 for Collin County, \$88,790 for WISD, and \$7,568 for Collin College over the next 10 years. So for every \$1 that the WEDC invests, this developer is investing \$5.99 in our taxing district.

PERFORMANCE AGREEMENT
Between
Wylie Economic Development Corporation
And
Sands RX, LLC

This Performance Agreement (the "Agreement") is made and entered into by and between the **Wylie Economic Development Corporation** ("WEDC"), a Texas corporation organized and existing under Chapter 501 of the Texas Local Government Code, known as the Development Corporation Act, as amended from time to time (the "Act") and **Sands RX, LLC** a Texas Limited Corporation ("Company").

RECITALS

WHEREAS, the Company owns a facility located within the corporate limits of the City of Wylie, Texas (the "City"), located at 4 Regency Drive, in the City of Wylie, Collin County, Texas, (the "Property");

WHEREAS, Company intends to add more than Six Hundred Thousand Dollars (\$600,000) in taxable property and hire ten (10) additional employees at the Property over the baseline of 35;

WHEREAS, Company has requested financial and/or economic assistance to offset the cost of purchasing and installing new equipment and hiring additional employees for the business operated at the Property;

WHEREAS, for the public purpose of promoting economic development and diversity, increasing employment, reducing unemployment, and underemployment, expanding commerce and stimulating business and commercial activities in the State of Texas, and the City of Wylie, the WEDC desires to offer economic assistance to the Company as more Particularly described in this agreement; and

WHEREAS, the WEDC is willing to provide the Company with economic assistance hereinafter set forth on the terms and subject to the conditions as stated herein and Company is willing to accept the same subject to all terms and conditions contained in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals and the terms, conditions and requirements hereinafter set forth, the parties hereto agree as follows:

1. Economic Assistance. Subject to the terms of this Agreement and provided Company is not in default, the WEDC will provide Company economic assistance in the form of performance incentives (the "Incentives") upon completion of the Performance Criteria set forth below. The total amount of economic assistance and/or incentives to be paid to the Company, including the Reimbursement Incentives, shall not exceed the cumulative sum of Forty Thousand Dollars (\$40,000.00).

2. Performance Obligations. The WEDC's obligation to pay Company the Incentives stipulated above is expressly contingent upon Company completing the following items (the "Performance Criteria") by the due dates set forth below:

A. **Incentive One.** A maximum Incentive of Forty Thousand Dollars (\$40,000.00) will be paid to the Company upon completion of the following Performance Criteria for Incentive One:

i. Company shall supply documentation to the WEDC proving the completion of building improvements and completed installation of new equipment, evidenced by a letter from the City's Chief Building Official (a "Certificate of Occupancy") no later than July 1, 2025 (the "CO Deadline"); and

ii. Company shall supply documentation to the WEDC evidencing Six Hundred Thousand Dollars (\$600,000.00) in capital investment for building improvements and new equipment ordered and installed at the Facility on or before the CO Deadline; and

iii. Company shall supply documentation to the WEDC that the Company has added ten (10) additional employees at the Facility over its previous employment of thirty-five (35), on or before the CO Deadline; and

iv. Company is current on all ad valorem taxes and other property taxes due on the Facility and provide written notice and evidence of such payment to WEDC in a form satisfactory to WEDC.

3. WEDC Payment of Incentives. Subject to the terms and conditions of this Agreement, the Incentives shall be paid by WEDC to the Company within thirty (30) days after the applicable deadline for achievement of the Performance Criteria for such Incentives.

4. Default. The WEDC's obligation to pay any portion of the Incentives to the Company will terminate or be reduced if the Company defaults by not completing the Performance Criteria applicable to such Incentives as set forth in Section 2 of this Agreement. In the event the Company fails to meet any of the Performance Criteria for Incentive One in Section 2 of this Agreement, the Incentives shall not be paid to the Company and WEDC shall have the right, but not the obligation, in WEDC's sole discretion, to terminate this Agreement.

5. Termination of Agreement. This Agreement may be terminated by mutual written consent of the parties or by either party, upon the failure of the other party to fulfill an obligation as set forth in this Agreement, or as otherwise provided in this Agreement.

6. Economic Assistance Termination. Notwithstanding the terms of this Agreement, to the extent this Agreement is not earlier terminated, the WEDC's obligation to pay a portion or all of the Incentives to Company will expire upon the earlier of (i) the full payment of the Incentives, or (ii) July 31, 2025.

7. Miscellaneous.

a. This Agreement shall be construed according to the laws of the State of Texas and is subject to all provisions of the Act, which are incorporated herein by reference for all purposes. In the event any provision of the Agreement is in conflict with the Act, the Act shall prevail.

b. This Agreement shall be governed by the laws of the State of Texas and is specifically performable in Collin County, Texas.

c. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their permitted successors and assigns. This Agreement shall not be assignable by Company without the prior written consent of the WEDC, which consent will be at the sole and absolute discretion of the WEDC.

d. Any notice required or permitted to be given under this Agreement shall be deemed delivered by hand delivery or depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other address as any party hereto might specify in writing:

WEDC: Mr. Jason Greiner, Executive Director
Wylie Economic Development Corporation
250 South Highway 78
Wylie, TX 75098

COMPANY: Mike Sands, Co-Founder and Chief Executive Officer
Sands RX, LLC
4 Regency Drive
Wylie, Texas 75098

e. This Agreement contains the entire agreement of the parties regarding the within subject matter and may only be amended or revoked by the written agreement executed by all the parties hereto.

f. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

g. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

h. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.

i. Time is of the essence in this Agreement.

j. The parties agree this Agreement has been drafted jointly by the parties and their legal representatives.

By the execution hereof, each signatory hereto represents and affirms that he is acting on behalf of the party indicated, that such party has taken all action necessary to authorize the execution and delivery of the Agreement and that the same is a binding obligation on such party.

[SIGNATURE PAGE FOLLOWS]

WEDC Board approved this 25th day of April 2025, the Effective Date.

WEDC:

WYLIE ECONOMIC DEVELOPMENT
CORPORATION, a Texas Corporation

By: _____
Jason Greiner, Executive Director

COMPANY:

SANDS RX, LLC. a Texas Limited Corporation

By: _____
Mike Sands, Co-Founder & Chief Executive Officer

AGENDA REPORT

Meeting Date: April 25, 2025 Item Number: 1
 Prepared By: Jason Greiner *(Staff Use Only)*

Subject

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

Recommendation

Motion to approve Change Orders with McMahon Contracting LP in an estimated amount of \$300,000 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC approved construction services for Cooper Plaza, a proposed mixed-use development (Retail, Restaurant, and Office) at the intersection of SH 78 and Brown Street, to McMahon Contracting LP on June 19, 2024. This project is currently at 62% completion.

The waterline revisions, totaling \$126,813, include removing and replacing an existing 14" water line. The original general contractor (GC) bid included costs for removal but omitted installation. The revised amount reflects a combination of the GC's removal estimate and TXDOT installation pricing. Additional scope includes the removal of a fire hydrant (not priced in TXDOT bid items), installation of cement-stabilized sand for both water and sanitary sewer lines, and rework of the installed sanitary sewer line to accommodate updated embedment requirements. Costs also account for additional depth-related cut and fill averaging 3.5 feet, which were not included in the initial scope.

The electrical and lighting revisions, totaling \$131,741, address changes to the originally proposed lighting around the Cooper Plaza detention pond. The initial plan called for submersible LED bollards, which were later deemed unviable due to lack of suitable options. In consultation with Kimley-Horn, a revised lighting plan was developed, calling for the removal of 40 bollards and the installation of 11 standard LED fixtures. These new fixtures align with the proposed lighting approach for Historic Downtown Wylie and support consistent design standards across the Planned Development.

Staff is bringing this item before the Board to ensure transparency, maintain audit compliance, and obtain formal authorization for any necessary change orders that may cause the total project cost to exceed the originally contracted amount. This action will ensure alignment between the approved contract amount, including authorized amendments, and the final amount billed over the course of the project.

Additional Change Orders:

- Waterline revisions - \$126,813
- Electrical and Lighting revisions – \$131,741
 - 11 new lights and removed 40 bollards
- Sidewalk along Brown St – 400 SF @ \$7.16 = \$2,864
- Railing on wall closest to Brown St – 230 LF @ \$140.95 = \$32,418
- Addt'l Pavement Removals 2nd & Jefferson – 1,000 SF @ \$2.79 = \$2,790
- Addt'l Paving at Jefferson & 2nd – 1,000 SF @ \$7.00 = \$7,000

AGENDA REPORT

Meeting Date: April 25, 2025 Item Number: 2
 Prepared By: Jason Greiner

Subject

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

Recommendation

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$115,000 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board is aware, the WEDC has been working with Kimley-Horn to identify drainage solutions at key locations within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the FM 544 Corridor Master Drainage Analysis.

IPO #14 – 544 Corridor Master Drainage Analysis

Conceptual Drainage Analysis for the FM 544 Corridor. The purpose of the master drainage analysis will be to delineate the 100-year existing and fully developed floodplain limits, assess conceptual reclamation limits, and determine detention requirements for land planning purposes. KH will submit a memo summarizing the drainage analysis and prepare a hydraulic work map exhibit that includes the floodplain limits, conceptual reclamation limits, and detention pond footprints for each site. The information will be used for the Master Planning efforts under a separate IPO.

*This does not include a final flood study that will be formally submitted to the City and FEMA. This is a preliminary analysis that someone (either us or a future developer) can pick up and use as a base for the final flood study. KH does recommend proceeding with a final flood study until we have a better idea of how this will develop and what the final grading in the floodplain will be. This is Step 1 of the process and will give us an idea of what options are and what implications each option has.

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

1. Topographic Survey - \$21,500 LS
2. Conceptual 45-ac Tract Drainage Analysis - \$46,000 LS
3. Conceptual East Meadow Drainage Analysis - \$37,500 LS
4. Meetings/Project Coordination - \$10,000 HR

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



INDIVIDUAL PROJECT ORDER (IPO) #14

FM 544 CORRIDOR MASTER DRAINAGE ANALYSIS

DATE PREPARED: April 14, 2025

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the Wylie Economic Development Corporation (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:

Kimley-Horn and Associates, Inc. ("Kimley-Horn", "KH" or "the Consultant") is pleased to submit this professional services agreement to the Wylie Economic Development Corporation ("WEDC" or "the Client") for providing professional civil engineering services to provide a conceptual drainage analysis for the East Meadow and 45-ac Tract.

Scope of Services:

LS = Lump Sum Fee Type
HR = Projected Hourly Fee Type

Task 1 – Topographic Survey

\$21,500 LS

KH (through a sub-consultant) will obtain topographic survey data within the study area. The topographic survey data is to be used for design purposes only and will not be issued as a stand-alone survey document.

The survey will consist of survey points along the cross-sections at the 20 locations and survey points at the existing three culvert crossing locations based on a survey grid system tied to existing control points; observed (only if clearly visible from the surface) locations of existing water, sewer, storm drain, and franchised utility facility appurtenances. The City of Wylie datum will be used.

Existing survey data obtained as part of IPO #9 will be used to supplement the survey data obtained as part of this task. The extent of the additional survey proposed is shown in the image on the next page.

The remainder of this page intentionally left blank.



Task 2 – Conceptual 45-ac Tract Drainage Analysis

\$46,000 LS

KH will prepare a drainage analysis of Muddy Creek, Muddy Creek Tributary 1, Unnamed Tributary to Muddy Creek (Unnamed Tributary), and the Unnamed Tributary to Unnamed Tributary to Muddy Creek (Unnamed Tributary to Unnamed Tributary) for the 45-ac Tract located on the north side of FM 544 and south of the Dart Railroad as shown in the image on the next page. The purpose of the analysis will be to delineate the 100-year existing and fully developed floodplain limits, assess conceptual reclamation limits, and determine detention requirements for land planning purposes.

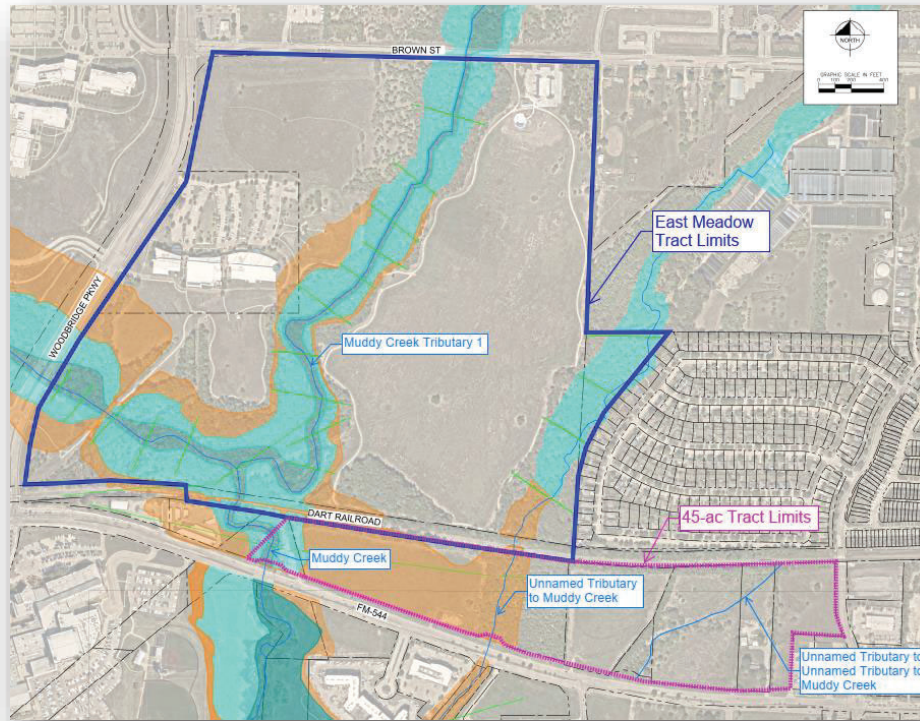
KH will use the effective hydrologic and hydraulic models for Muddy Creek and Unnamed Tributary to Muddy Creek requested from FEMA in the General Engineer Task under IPO #1. KH assumes the models will be available, digital, and executable. KH will subdivide drainage areas for the subject property using the on-ground survey prepared in Task 1, aerial topography, and available record drawings. KH will evaluate onsite areas in pre-project and post-project conditions based on development of the subject properties. Offsite areas will be evaluated in existing conditions and fully developed conditions.

If proposed condition peak flows exceed existing condition rates, KH will determine preliminary detention volumes for up to three ponds to reduce the proposed flow rates to existing conditions. The required volume and approximate pond footprint will be used for the land planning efforts. Additional detail for outfall structures, grading, and spillways can be performed as an additional service with final design as needed.



KH will develop an existing condition hydraulic model for the subject reaches of Muddy Creek, Unnamed Tributary, and Unnamed Tributary to Unnamed Tributary using the on-ground survey prepared in Task 1 and supplemented with available aerial topography as needed. Cross sections will be spaced at approximately 300 ft intervals. The subject reaches for each creek will extend from approximately 300 feet downstream of FM 544 to approximately 300 feet upstream of the Dart Railroad.

KH will evaluate the potential for floodplain reclamation for the subject properties. KH will create a proposed condition hydraulic model for the subject reach by modifying the revised existing model using conceptual grading. KH will size one channel crossing as part of this task. KH will adjust the design up to two times to meet City and FEMA requirements regarding water surface elevations. KH will delineate the 100-year existing and fully developed floodplain for the subject reach. KH will submit a memo summarizing the drainage analysis and prepare a hydraulic workmap exhibit which includes the floodplain limits, conceptual reclamation limits, and detention pond footprints. This task does not include any submittals to the City or FEMA.



Task 3 – Conceptual East Meadow Drainage Analysis

\$37,500 LS

KH will prepare a drainage analysis of Muddy Creek, Muddy Creek Tributary 1, Unnamed Tributary to Muddy Creek (Unnamed Tributary), and the Unnamed Tributary to Unnamed Tributary to Muddy Creek (Unnamed Tributary to Unnamed Tributary) for the East Meadow subject property located east of Country Club Road, south of Brown Street, and north of the Dart Railroad as shown in the image on the this page. The purpose of the analysis will be to delineate the 100-year existing and fully developed floodplain limits, assess conceptual reclamation limits, and determine detention requirements for land planning purposes.



KH will update the hydrologic analysis prepared under Task 2 for the East Meadow property. KH will subdivide drainage areas for the subject property using the on-ground survey prepared in Task 1, aerial topography, and available record drawings. KH will evaluate onsite areas in pre-project and post-project conditions based on development of the subject properties. Offsite areas will be evaluated in existing conditions and fully developed conditions.

If proposed condition peak flows exceed existing condition rates, KH will determine preliminary detention volumes for a pond to reduce the proposed flow rates to existing conditions. The required volume and approximate pond footprint will be used for the land planning efforts. Additional detail for outfall structures, grading, and spillways can be performed as an additional service with final design as needed.

KH will develop an existing condition hydraulic model for the subject reaches of Muddy Creek, Muddy Creek Tributary 1, and Unnamed Tributary using the on-ground survey prepared in Task 1 and supplemented with available aerial topography as needed. Cross sections will be spaced at approximately 300 ft intervals. The subject reaches will be as follows:

- Muddy Creek, from approximately 300 feet upstream of the Dart Railroad to the downstream face of Country Club Rd.
- Muddy Creek Tributary 1, from the confluence with Muddy Creek to downstream face of Brown St.
- Unnamed Tributary, from approximately 300 feet upstream of the Dart Railroad to approximately 1,700 ft upstream of the Dart Railroad.

KH will evaluate the potential for floodplain reclamation for the subject property. KH will create a proposed condition hydraulic model for the subject reaches by modifying the revised existing model using conceptual grading. KH will size up to three channel crossings as part of this task. KH will adjust the design up to two times to meet City and FEMA requirements regarding water surface elevations. KH will delineate the 100-year existing and fully developed floodplain for the subject reach. KH will submit a memo summarizing the drainage analysis and prepare a hydraulic workmap exhibit which includes the floodplain limits, conceptual reclamation limits, and detention pond footprints. This task does not include any submittals to the City or FEMA.

Task 4 - Meetings/Project Coordination

\$10,000 HR

We will prepare for and attend meetings with the WEDC staff and provide general project coordination. We have budgeted up to 40 hours of effort for this task.

Additional Services: 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 WEDC. These include, but are not limited to, the items below.

- Geotechnical Investigation;
- Environmental Evaluation; and
- Submittals to the City or FEMA.



Schedule: Project to begin upon receipt of signed IPO #14. 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:

LS = Lump Sum Fee Type
HR = Projected Hourly Fee Type

Task 1 – Topographic Survey	\$21,500 LS
Task 2 – Conceptual 45-ac Tract Drainage Analysis	\$46,000 LS
Task 3 – Conceptual East Meadow Drainage Analysis	\$37,500 LS
Task 4 – Meetings/Project Coordination	\$10,000 HR
Projected Total	\$115,000 LS

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

Invoices will be submitted with Lump Sum Tasks shown as a percentage of work completed and project Hourly Tasks shown as effort expended.

ACCEPTED:

WYLIE ECONOMIC DEVELOPMENT
CORPORATION

BY: _____

TITLE: _____

DATE: _____

KIMLEY-HORN AND ASSOCIATES, INC.

BY: Rachel Korns

TITLE: Associate

DATE: 4/14/2025

AGENDA REPORT

Meeting Date: April 25, 2025 **Item Number:** 3
Prepared By: Jason Greiner

Subject

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

Recommendation

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$106,500 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 to identify options for potential development within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the 544 Corridor Master Plan.

IPO #15 – 544 Corridor Master Plan

This scope of work includes preliminary engineering and conceptual planning for two key areas: the tracts of land along FM 544 from Muddy Creek to Westgate Way (including the City’s 19-acre tract) and the East Meadow adjacent to the Municipal Complex.

Kimley-Horn will provide preliminary infrastructure layouts—including paving, water, sanitary sewer, and preliminary alignments for major collectors and arterials—to serve future development and connect these areas to the existing roadway network. The conceptual plans will include building footprints, parking, developable acreage, and will incorporate floodplain data from IPO #14 to assess stormwater detention and major storm sewer needs. Coordination will occur with franchise utilities, Oncor, NTMWD, and the railroad (as applicable) to address utility and access requirements. Multiple development scenarios will be prepared with cost estimates, and a final conceptual master plan will be delivered based on feedback from WEDC and City staff. It is important to note that this work is conceptual in nature and does not include final design or construction documents.

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

1. 45-Acre Commercial Tract Master Plan - \$25,000 LS
2. East Meadow Tract Master Plan - \$35,000 LS
3. Master Planning Drainage Facility Evaluation - \$16,500 LS
4. Meetings/Project Coordination - \$30,000 HR

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



INDIVIDUAL PROJECT ORDER (IPO) #15

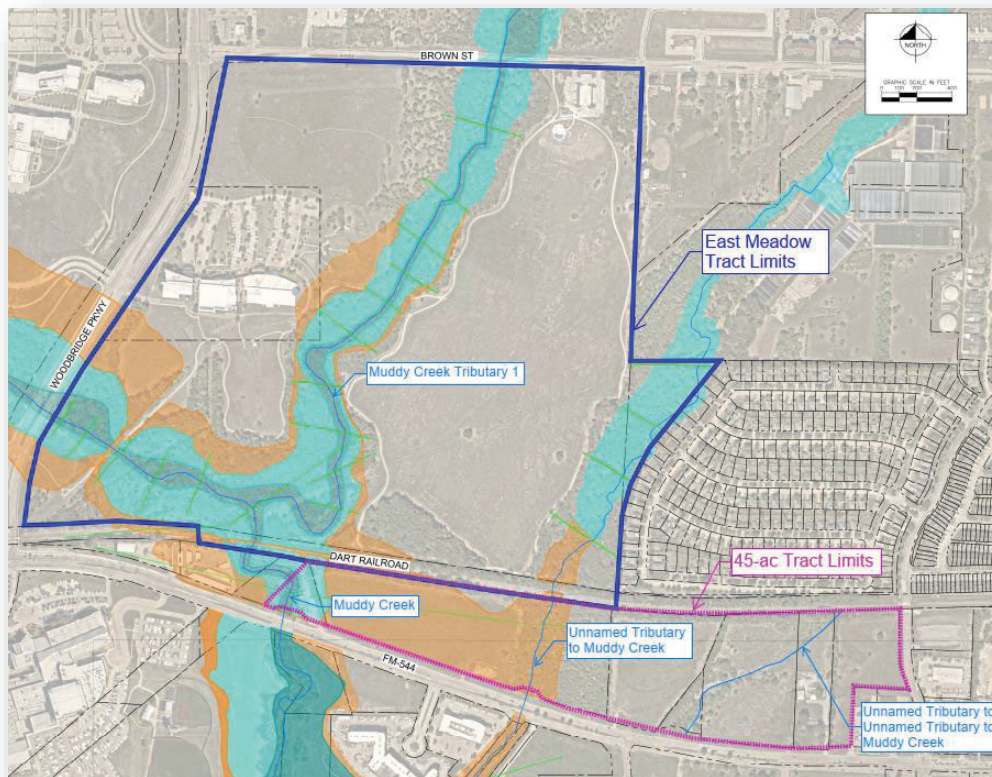
FM 544 CORRIDOR MASTER PLAN

DATE PREPARED: April 14, 2025

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the Wylie Economic Development Corporation (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:

Kimley-Horn and Associates, Inc. (“Kimley-Horn”, “KH” or “the Consultant”) is pleased to submit this professional services agreement to the Wylie Economic Development Corporation (“WEDC” or “the Client”) for providing professional civil engineering services to provide a master plan for the East Meadow Tract and the 45-Acre Tract along FM 544 that includes the City’s 19-acre tract. See screenshot below for identification of the two tracts.





In 2023, KH (through a subconsultant) provided topographic survey for the 45-acre tract outlined in pink in the screenshot above. This survey included cross sectional data on the portion of Muddy Creek that is located on the property at an interval sufficient for a flood study. A conceptual drainage analysis of this portion of Muddy Creek is provided as a separate scope of work in IPO #14. Task 1 will provide additional preliminary engineer to build on this work and provide a master plan of what infrastructure will be required to serve the property including concept plans that show developable area.

In 2024, KH prepared a roadway alignment exhibit showing a potential route for a future collector street to connect from Medical Plaza Drive, across the City's 19-acre tract and the east meadow and connect to W Brown Street at Sanden Boulevard. Task 2 will provide additional preliminary engineering to determine the feasibility of this alignment, explore other potential alignments and coordinate with stakeholders as required.

This IPO assumes that IPO #14 (FM 544 Corridor Master Drainage Analysis) has been authorized and the work for IPO #14 is either completed or will be completed concurrently with this IPO #15. IPO #15 cannot standalone and relies on information provided by IPO #14.

Existing survey data obtained as part of IPO #9 and IPO #14 will be used to prepare the master plans. LiDAR data will be used to supplement the on-ground topographic survey as required.

Scope of Services:

LS = Lump Sum Fee Type

HR = Projected Hourly Fee Type

Task 1 – 45-Acre Commercial Tract Master Plan

\$25,000 LS

KH will provide preliminary engineering to determine the infrastructure required to serve future development for the tracts of land along FM 544 from Muddy Creek to Westgate Way (including the City's 19-acre tract). KH will provide up to three preliminary concepts for how the tract might develop and what infrastructure would be required to serve the development. Preliminary paving, water and sanitary sewer infrastructure will be shown on the concept layouts. The preliminary floodplain limits prepared as part of IPO #14 will be shown and used to determine whether detention will be required and the major storm sewer infrastructure proposed. Preliminary building footprints and parking will be shown with the developable area labeled.

Based on input from the WEDC, KH will prepare a master plan showing developable area acreage and one cost estimate each for up to three versions of the master plan. The master plan will be conceptual in nature and will not include final design or construction documents.

Task 2 – East Meadow Tract Master Plan

\$35,000 LS

KH will provide preliminary engineering to determine the infrastructure required to serve future development within the City's East Meadow adjacent to the Municipal Complex. KH will provide preliminary alignments for major collectors to serve the project and connect to the existing roadway



system. The proposed roadway alignments are projected to include a north-south connection from FM 544 to W Brown Street and an east-west connection from the north-south alignment to Country Club Road. We will also evaluate existing pedestrian walkways that may need to be realigned and provide recommendations for new connections. KH will assist with preliminary coordination with the railroad on the proposed crossing and will also coordinate with Oncor and NTMWD on requirements to cross their existing easements as part of Task 4. The preliminary floodplain limits prepared as part of IPO #14 will be shown and used to determine whether detention will be required and the major storm sewer infrastructure proposed.

Based on input from the WEDC, KH will prepare a master plan defining developable area and major infrastructure preliminary alignments and one cost estimate each for up to three versions of the master plan. The master plan will be conceptual in nature and will not include final design or construction documents.

Task 3 – Master Planning Drainage Facility Evaluation **\$16,500 LS**

KH will prepare a preliminary storm sewer and channel analysis to support the Master Planning effort. The purpose of the analysis will be to confirm existing drainage patterns, evaluate the capacity of existing infrastructure, and evaluate preliminary drainage layout options for land development.

Hydraulic calculations will be performed for the storm sewer, culverts, and ditches within the subject property. The information will be reviewed to evaluate the capacity of the drainage facilities and identify locations where improvements are needed to provide adequate drainage to develop the subject properties. This task will also evaluate preliminary detention pond grading and outfall configurations using the information prepared in IPO #14 as needed.

Task 4 - Meetings/Project Coordination **\$30,000 HR**

KH will prepare for and attend meetings with the WEDC staff and provide general project coordination.

KH will coordinate with franchise utility providers to determine service requirements for each tract. KH will coordinate with the railroad, Oncor and NTMWD to determine the feasibility and requirements of the proposed roadway crossings.

We have budgeted up to 120 hours of effort for this task.

Additional Services: 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 WEDC.

Schedule: Project to begin upon receipt of signed IPO #15. 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:

LS = Lump Sum Fee Type
HR = Projected Hourly Fee Type

Task 1 – 45-Acre Commercial Tract Master Plan	\$25,000 LS
Task 2 – East Meadow Tract Master Plan	\$35,000 LS
Task 3 – Master Planning Drainage Facility Evaluation	\$16,500 LS
Task 4 – Meetings/Project Coordination	\$30,000 HR
Projected Total	\$106,500

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

Invoices will be submitted with Lump Sum Tasks shown as a percentage of work completed and project Hourly Tasks shown as effort expended.

ACCEPTED:

WYLIE ECONOMIC DEVELOPMENT
CORPORATION

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: Rachel Kenna

TITLE: _____

TITLE: Associate

DATE: _____

DATE: 4/14/2025



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 25, 2025

Item Number: DS1

Prepared By: Jason Greiner

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

Recommendation
No action is requested by staff for this item.

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



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 25, 2024

Item Number: DS2

Prepared By: Jason Greiner

(Staff Use Only)

Subject

Discuss issues surrounding the FY 2025-2026 WEDC Budget.

Recommendation

No action is requested by staff for this item.

Discussion

Staff will discuss the FY 2025-2026 WEDC Budget and the approved Budget Calendar for the City of Wylie.

Notable Dates:

- May 28 May WEDC Board Meeting
June 11 Budget Work Session with City Council (General Fund Overview)
June 18 June WEDC Board Meeting
July 8 Budget Work Session with City Council (All Funds/WEDC Presentation)
July 16 July WEDC Board Meeting (WEDC Board Approves Budget)
July 22 Final Budget Work Session with City Council
August 5 Proposed Budget Available to the Public
August 12 Discuss Final Tax Rate and take a record vote
August 26 Public Hearing of FY 2025 Budget/Adopt Tax Rate and 2026 Budget

As the Board is aware, President Dawkins and Board Member Whitehead were appointed to the Budget Committee on March 20, 2024. Staff would like to schedule at least one Budget Committee Meeting prior to the June 18th WEDC Board Meeting to review and discuss the FY 2025-2026 WEDC Budget.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 25, 2025
Prepared By: Jason Greiner

Item Number: DS3

Subject

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

Recommendation

No action is requested by staff on this item.

Discussion

WEDC Property Update:

Property Management

- Staff are working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place, and spring cleaning of properties has begun.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Deft Ventures - Inspection Period Expiration: 5-14-25; Closing Date: 6-13-25
Lot 2 of 544 Gateway: SCSD -Closing Date: TBD
25 Steel Road: Aktrian Holdings - Feasibility Exp: 7-14-25; Closing Date: 8-13-25

Listing Agreement - Segovia Partners (SP)

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

Engineering Report:

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

- Project is under construction with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated.
Staff has repeatedly attempted to resolve overhead utilities issues and will continue to do so. According to Oncor, Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV own the remaining overhead utilities. Oncor has notified each of them that they need to transfer their utilities to the new poles. Capco has been engaged for the relocation of the Wylie ISD Fiber.
MCI/Frontier handholes have been moved. Ongoing coordination for power pole relocation.
Ongoing coordination with Walk-On's developer regarding ALTA survey.
Paving has begun onsite.
KH is working on the concept plans for the empty 544 Gateway lots.

- Next project coordination meeting: 5/1/25

State Hwy 78 TxDOT Improvements

- The project is complete, with final walkthrough currently being coordinated.
- Final Pay App #9 to be processed after walkthrough.

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

- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Coordination is ongoing regarding site lighting. The Board will consider the Change Order to address the lighting on 4-25-25.
- Ongoing coordination over drainage concern at drive connection to Marble.
- KH is working on responses to RFI #15.
- McMahon provided updated sidewalk quantity to add to contract. (Portion excluded from the contract with Reeder.)
- Hand Railing at Retaining Wall # 3 on North Side of Retention Pond closest to Brown Street does not call out on the plans to be installed, contractor to add to contract.
- The projected completion date is 7/28/25 (7-11 is anticipated to open in Sept/Oct).
- Next project coordination meeting: 5/1/25

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

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

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

Jackson Avenue Development

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

Westgate Gas Line & Easement Coordination

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

544 Corridor - Due Diligence Study (IPO #14)

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

BRE & Workforce Updates:

- 5 BRE visits were conducted in March.
- Conducted 2 Career Inspire events featuring Helm Dental Laboratory, educating students about career opportunities in advanced manufacturing of dental implants and devices.
- Facilitated an employer meeting with NextOp Veteran Hiring programs targeting recruiting service members transitioning to civilian careers.
- Participated in Wylie ISD CTE program tours designed to build awareness and solicit curriculum input from local businesses.
- Explored BHIANT Action Team webinars addressing workforce shortages in the healthcare industry.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The next group of Social Media Rescue participants will be finalized by April 23, 2025. Six local businesses will participate in this next class, which includes group learning and one-on-one sessions. To date, 19 businesses in Wylie have benefited from this program.
- Preliminary designs have been approved, and the staging environment is currently being set up to start work for the refreshing of the existing Discover Wylie website. The improvements to the existing website will allow for an easier transition of the Historic Downtown Wylie layer into the new DW website.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended the City’s Annual Employee Awards Banquet (RH, AW, CS)
- Staff and Board attended the 2025 Annual State of the City Luncheon (DD, HS, WM, MW, JG, RH, AW, MB, CS)
- Participated in the ongoing Leadership Wylie Classes. The March meeting featured a Legislative trip to Austin to visit the capital. (MW, MB)
- Staff presented at an Eastern Collin County Association of Realtors Meeting (JG)
- Staff participated in weekly TEDC Legislative Committee meetings. (CS)
- Staff and Board attended the WISD Education Foundation Boots ‘N BBQ Gala. (DD, WM, JG, RH, AW)
- Sales tax revenues for April are down 5.38%. YTD sales tax revenues are up 6.65%.

Upcoming Events:

- Collin County Prayer Breakfast – May 1
- Taste of Wylie – May 5
- CCBA State of the Business – May 14
- ICSC Las Vegas – May 18-20
- TEDC Mid-Year Conference – June 18-20
- InSync Gala – June 28

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

2025 March **Board Meeting – 19th**

4	8:30 am	WDMA Meeting
13	11:30 am	Annual Employee Award Banquet
13		Leadership Wylie – Legislative Trip to Austin – mw, mb
25	6:00 pm	City Council & WEDC Annual Report
25	11:30 am	Chamber of Commerce: State of the City Luncheon
27	5:00 pm	5:01 Chamber Professional Mixer – Cristina’s Murphy
29	5:30 pm	Boots ‘N Barbecue Gala – WISD Ed Foundation - Plano, TX

2025 April **Board Meeting – 25th**

1	8:30 am	WDMA Meeting – Mayor’s Breakfast
8	6:00 pm	City Council
9	9:00 am	Skills Development Fund (SDF) Check Signing Ceremony – hs, aw
10		BRE Alliance – Regional Mtg – WSNCT & Collin Corporate Training Strategies
11		Build Your Future Career Day
14-16		TEDC CTED / TEEX Training & Capstone Project, College Station- jg
17		Leadership Wylie – Public Safety Day – mw, mb
18		Good Friday – Office Closed
22	11:30 am	Chamber of Commerce: State of the Chamber Luncheon 2025
22	6:00 pm	City Council - Small Business Week Proclamation & Reception/ES
24	5:01 pm	5:01 PM Professional Networking – The Venue at Boyd Farm
25	11:00 am	WEDC – Special Called Board Meeting

2025 May **Board Meeting – 28th**

1	7:07 am	Collin County Prayer Breakfast	<i>*RSVP Required</i>
4		Pedal Car Races	
4-10		National Small Business Week	
5	11:00 am	Taste of Wylie	<i>*RSVP Required</i>
6	8:30 am	WDMA Meeting	
9	TBD	Chamber of Commerce: Small Business Week Reception	
11-17		Economic Development Week	
13	6:00 pm	City Council – Econ Dev Week Recognition	
14	11:30 am	CCBA - State of the Business	<i>*RSVP Required</i>
15		Board and Commission Applications Due	
15		Leadership Wylie – History of Wylie/Public Works – mw, mb	
19-21		ICSC 2025 Las Vegas – Las Vegas – mp, bp, dd, mw, jg, rh	
20	12:00 noon	Internship Signing Day	
22	5:01 pm	5:01 PM Professional Networking – The Brass Tap	
26	CLOSED	Memorial Day Holiday	
27	6:00 pm	City Council	
27	11:30 am	Chamber of Commerce Leadership Wylie Luncheon & Graduation	<i>*RSVP Required</i>
28	7:30 am	WEDC – Special Called Board Meeting	
28-29		Board & Commission Interviews	

Around the Corner...

- *TEDC Mid-Year Conference – June 18-20*
- *Board and Commission New Member Swear-in at City Council Meeting – June 24*
- *In-Sync Gala – June 28*
- *CSEF Conference – July 15-16*
- *SEDC Annual Conference – Aug 10-12*
- *Retail Live – Austin – Sept 4*

QUARTERLY UPDATE





DINESHOPPLAY
TEXAS

DATA

Impressions



246.07K ↑

199.65K ↑

Facebook

46.21K ↑

Instagram

176 ↓

TikTok

38 ↓

YouTube

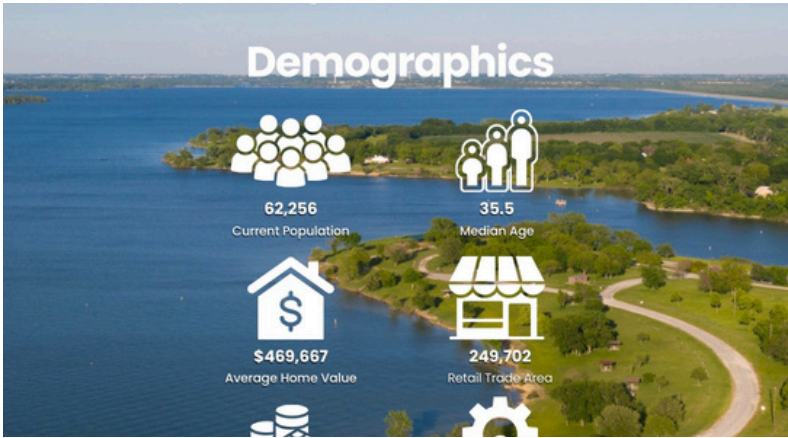
ACTIONS TAKEN TO BUSINESS PAGES

5,486

NEW FOR 2025

NEW PODCAST FORMAT

PROJECT HIGHLIGHTS



EXECUTED:

**New Podcast format Feb 2025
New Social Media growth for LLW short form
Valentine's Merchant Campaign**

COMING SOON:

**Dine Shop Play BLOG Recapping Visits
Spring SMR Session
May Event Month Coverage
Small Business Week Events**

SOCIAL MEDIA

EDC Social Media Compare

EDC Social Media Numbers

With refined notification system with staff we are developing consistent posting strategy

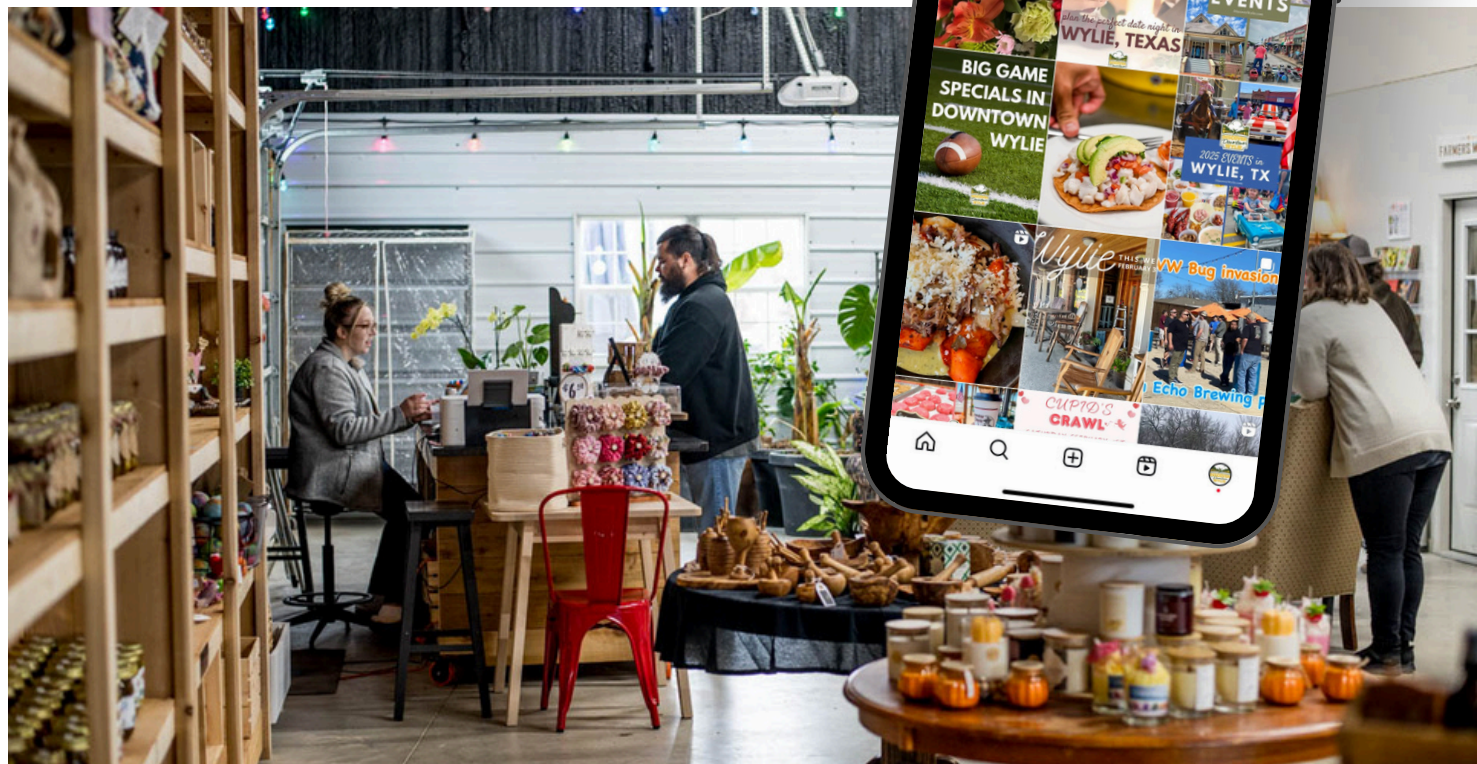


Discover Wylie Recent Campaigns

<input type="checkbox"/>	Off / On	Campaign	Attrib setting	Results	Reach	Impressions	Cost per result	Amount spent	Ends
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cupid Crawl - DW Traffic to Event	set bu...	7-da... 1,526 Link clicks	20,950	48,829	\$0.15 Per Link Click	\$223.53	Feb 1, 2025
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cupid Crawl DW	set bu...	7-da... — Event Response	—	—	— Per Event Response	—	Feb 1, 2025

DISCOVER WYLIE

Q2 reporting



 @DISCOVERWYLIE

1/1/2025 - 3/31/2025

OVERVIEW & STRATEGIES

@DiscoverWylie

Report Time Period: 1/1/2025 - 3/31/2025

Goals for this Year

- > Continue to grow and strengthen a social media presence on all platforms
- > Increase engagement and shares on all social media platforms
- > Develop strong community on Facebook
- > Launch new Discover Wylie website
- > Grow Discover Wylie Influencer program

PRIORITIES FOR Q2 & Q3

- Create web content for new website (blog posts and photography)
- Photograph 2 new businesses each month
- Heavily promote downtown events
- Streamline Google form process for local businesses wanting to promote their events
- Increase the use of reels even more
- Double down on content - share a reel and then post a photo collage of same business or event next week

INSTAGRAM REPORT

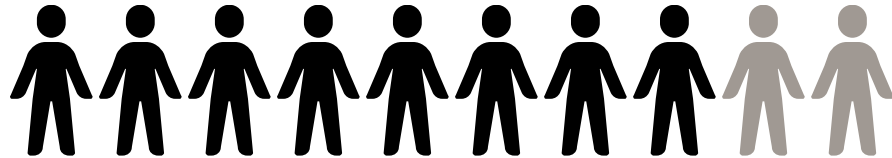
@DiscoverWylie

Report Time Period: 1/1/2025 - 3/31/2025

1500	1792
FOLLOWERS 3/31/24	FOLLOWERS 3/31/25
292	
NEW FOLLOWERS	
+19%	
GROWTH	

	Q1 2024	Q1 2025
VIEWS	-	24,100
REACH	4,300	3,500
INTERACTIONS	500	785

AUDIENCE FEMALE / MALE

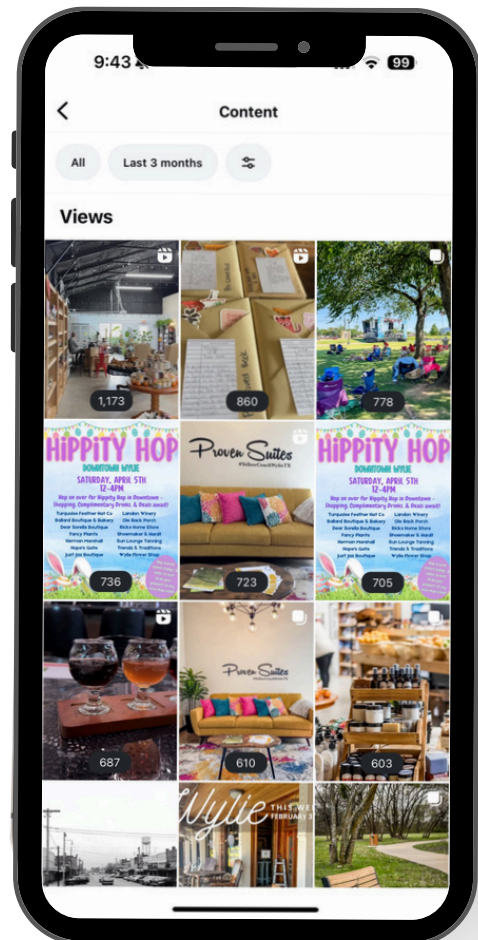


AUDIENCE LOCATION

WYLIE	39%
SACHSE	6%
GARLAND	4%
DALLAS	4%
PLANO	4%

REMAINING AUDIENCE SPREAD ACROSS OTHER CITIES, STATES, AND COUNTRIES

TOP POSTS

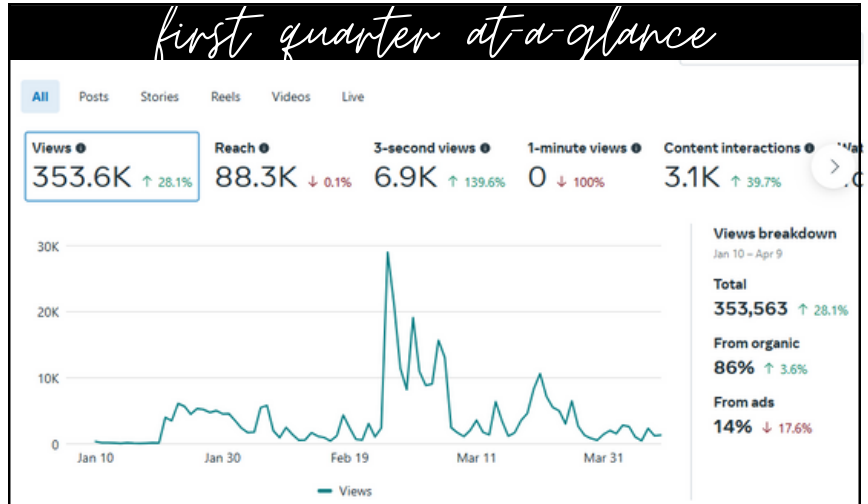


FACEBOOK REPORT

@DiscoverWylie

Report Time Period: 1/1/2025 - 3/31/2025

21,400 FOLLOWERS 3/31/24	23,333 FOLLOWERS 3/31/25
2,142 NEW FOLLOWERS	
+9% GROWTH	



AUDIENCE FEMALE / MALE



AUDIENCE LOCATION

WYLIE	19%
DALLAS	3%
SACHSE	3%
GARLAND	3%
NEVADA	4%



TOP PERFORMING POSTS

<p>Take a peek 📷 inside Wylie Urban Farm &...</p> <p>Tue Feb 25, 9:00am</p> <p>👁 54.9K ❤ 317 👍 45 ➦ 20</p>	<p>Have you seen the news?? The date for...</p> <p>Sat Mar 1, 9:00am</p> <p>👁 31.3K ❤ 284 👍 36 ➦ 27</p>	<p>THE WYLIE 500 PEDAL CAR RACE</p> <p>The Wylie 500 Pedal Car Race is one of...</p> <p>Wed Mar 5, 9:00am</p> <p>👁 24.5K ❤ 41 👍 16 ➦ 13</p>	<p>Proven Suites</p> <p>It's official. We found *the* cutest coworki...</p> <p>Thu Mar 20, 8:00am</p> <p>👁 16.4K ❤ 160 👍 16 ➦ 16</p>	<p>HIPPITY HOP</p> <p>Just two weeks left until the Hippy Hop</p> <p>Sat Mar 22, 8:00am</p> <p>👁 12.6K ❤ 64 👍 0 ➦ 25</p>
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TIKTOK REPORT

@DiscoverWylie

Report Time Period: 1/1/25 - 3/31/25

504 FOLLOWERS 3/31/24	749 FOLLOWERS 3/31/25	TOTAL VIEWS	15,000
245 NEW FOLLOWERS			

DISCOVER WYLIE BLOG

DiscoverWylie.com

Report Time Period: 1/1/2025 - 3/31/2025

