

Wylie Economic Development Corporation

Board Regular Meeting

December 17, 2025 – 7:30 AM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

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

REGULAR AGENDA

- 1. Consider and act upon FY 2025-2026 Budget Amendments.

DISCUSSION ITEMS

- DS1. Discussion regarding ICSC Events.
- DS2. Discussion regarding WEDC Bylaws.
- DS3. Discussion and updates from WEDC Committees.
- DS4. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

- (1) when the governmental body seeks the advice of its attorney about:

(A) pending or contemplated litigation; or

(B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

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

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

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

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

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

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

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-10d, 2023-1c, 2024-5a, 2024-7g, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10f, 2025-11e, 2025-11f, 2025-11g, 2025-11h, 2025-11i, 2025-11j, 2025-12a, 2025-12b, 2025-12c, 2025-12d, and 2025-12e.

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 December 10, 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

November 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 Blake Brininstool called the meeting to order at 7:33 a.m. Board Members present were Vice President Harold Smith and Melisa Whitehead.

Ex-Officio Members, Mayor Matthew Porter and City Manager Brent Parker, were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Brininstool 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 the Minutes from the October 15, 2025 Regular Meeting and the October 24, 2025 Work Session of the WEDC Board of Directors.**
- B. Consider and act upon approval of October 2025 WEDC Treasurer's Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

President Brininstool moved to Discussion Items.

DISCUSSION ITEMS

DS1. Discussion regarding the WEDC Board Retreat/Work Session.

Discussion

Staff opened up the discussion for feedback on the recent WEDC Board Retreat/Work Session. The Board found the tours of Fate, McKinney, and Allen to be productive and informed their vision for

Cooper Plaza. Staff discussed the 2025 Goals and Objectives, planning for future goals, and the current WEDC Committees.

DS2. Discussion regarding WEDC Bylaws.

Discussion

Staff noted that the City Council will be amending the ordinance regarding qualifications for Board and Commission applicants. Mayor Porter provided information on proposed qualifications that are not currently formally implemented by WEDC, including requiring applicants to be registered voters and prohibiting applicants who are spouses of city employees. Staff stated that the WEDC could amend its Bylaws to reflect the same changes if the Board chooses to do so. The Board directed Staff to prepare the necessary amendment documents for consideration at an upcoming meeting.

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. Regarding Real Estate, staff noted that Aktrian Holdings' closing for 25 Steel Road would take place following the meeting. Regarding BRE, staff discussed the MFG Day/Month activities and the Business Appreciation event. Staff noted that this year, 250 students and 16 businesses participated in 61 tours. Staff discussed and confirmed the Board's availability to attend upcoming events. Staff noted a 7.49% increase in sales tax revenues for November, bringing the year-to-date increase to 7.94%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:00 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2022-10c, 2023-1c, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-8d, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10d, 2025-10e, 2025-10f, 2025-11a, 2025-11b, 2025-11c, and 2025-11d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:27 a.m. and then moved to the Regular Agenda Item.

REGULAR AGENDA

1. Consider and act upon Committee Appointments by the Board.

Discussion

Staff presented this item for the Board's consideration to appoint members to current committees, have an opportunity to change any committees, or eliminate any committees that are no longer needed. Staff stated that the current committees include the Budget, Finance & Audit Committee, New Business Attraction & Recruitment Committee, Strategic Planning Committee, and Staffing and Compensation Committee. The Board discussed appointing members to the Committee for Business Retention and Expansion, with Harold Smith and Melisa Whitehead expressing interest.

President Brininstool made the following appointments: Committee Members Demond Dawkins and Melisa Whitehead were reaffirmed to the Budget, Finance and Audit Committee; Harold Smith and Melisa Whitehead were appointed to the Business, Retention and Expansion Committee; Blake Brininstool was reaffirmed and Alan Dayton was appointed to the Committee for New Business Attraction and Recruitment; Demond Dawkins, Blake Brininstool, and Harold Smith were reappointed to the Strategic Planning Committee; Harold Smith and Melisa Whitehead were reaffirmed to the Staffing and Compensation Committee.

Board Action

A motion was made by Harold Smith, seconded by Melisa Whitehead, to accept the Board President's Committee Appointments. A vote was taken, and the motion passed 3-0.

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 9:37 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: December 17, 2025

Item Number: B

Prepared By: Jason Greiner

Subject

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

Recommendation

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

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

REVENUES:

Sales Tax Revenue earned in September and allocated in November was \$479,646.12, an increase of 7.49% over the same period in 2025. YTD sales tax revenues were up 7.94% for the year.

Gain/(Loss) Sale of Cap Assets

\$104,246.04 Sale of 25 Steel Rd (Sales price (less earnest money) \$129,416.81; Cost Basis \$25,170.77)

Engineering / Architectural

\$50,457.00 Kimley Horn & Associates – General Engineering, FM 544 Corridor Master Drain, FM 544 Corridor Master Plan, FM 544 Gateway Addition

Special Services – Infrastructure

\$68,877.00 Tiseo – FM 544 Gateway Project – Pay App 15

\$168,760.13 McMahon – Pay App 14

		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	0.00	0.00	-5,389,434.00	100.00 %
Category: 400 - Taxes Total:		5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	26,050.47	53,787.25	43,787.25	537.87 %
Category: 460 - Interest Income Total:		10,000.00	10,000.00	26,050.47	53,787.25	43,787.25	437.87%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	400.00	3,800.00	-19,000.00	83.33 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	104,246.04	104,246.04	-2,794,066.96	96.40 %
Category: 480 - Miscellaneous Income Total:		2,921,113.00	2,921,113.00	104,646.04	108,046.04	-2,813,066.96	96.30%
Revenue Total:		8,320,547.00	8,320,547.00	130,696.51	161,833.29	-8,158,713.71	98.06%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	38,986.65	75,188.53	473,855.50	86.31 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	3,088.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,635.20	12,344.26	77,101.44	86.20 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	5,656.25	8,694.71	82,132.74	90.43 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	0.00	84.78	1,946.68	95.83 %
111-5611-51440	FICA	34,232.30	34,232.30	2,478.23	4,642.30	29,590.00	86.44 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	579.60	1,085.73	6,920.21	86.44 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	362.72	189.41	34.31 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	0.00	702.00	100.00 %
Category: 510 - Personnel Services Total:		777,930.90	777,930.90	57,423.93	105,491.03	672,439.87	86.44%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	258.20	258.20	4,741.80	94.84 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	78.43	78.43	2,921.57	97.39 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	336.63	336.63	7,963.37	95.94%
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	0.00	1,510,000.00	100.00 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	157.50	315.00	86,955.00	99.64 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	1,649.59	1,649.59	219,350.41	99.25 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	245,537.13	245,537.13	2,954,462.87	92.33 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	3,494.60	20,744.60	255,380.40	92.49 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	12,730.58	12,730.58	61,719.42	82.90 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	421.41	421.41	7,478.59	94.67 %
111-5611-56180	RENTAL	50,000.00	50,000.00	2,250.00	4,500.00	45,500.00	91.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	4,233.97	12,105.37	83,394.63	87.32 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	13,483.82	34,399.52	56,653.48	62.22 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,161.16	4,638.84	68.22 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	100.00 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	50,457.00	51,707.00	908,593.00	94.62 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,635,798.00	334,415.60	386,271.36	6,249,526.64	94.18%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	818,019.85	818,019.85	67,439.82	134,621.77	683,398.08	83.54 %
111-5611-57415 INTEREST EXPENSE	1,065,228.95	1,065,228.95	85,829.31	171,916.49	893,312.46	83.86 %
Category: 570 - Debt Service & Capital Replacement Total:	1,883,248.80	1,883,248.80	153,269.13	306,538.26	1,576,710.54	83.72%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	25,000.00	975,000.00	97.50 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	25,000.00	975,000.00	97.50%
Expense Total:	10,315,427.70	10,315,427.70	545,445.29	823,637.28	9,491,790.42	92.02%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00%
460 - Interest Income	10,000.00	10,000.00	26,050.47	53,787.25	43,787.25	437.87%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	104,646.04	108,046.04	-2,813,066.96	96.30%
Revenue Total:	8,320,547.00	8,320,547.00	130,696.51	161,833.29	-8,158,713.71	98.06%
Expense						
510 - Personnel Services	777,930.90	777,930.90	57,423.93	105,491.03	672,439.87	86.44%
520 - Supplies	8,300.00	8,300.00	336.63	336.63	7,963.37	95.94%
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	6,635,798.00	334,415.60	386,271.36	6,249,526.64	94.18%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	306,538.26	1,576,710.54	83.72%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	25,000.00	975,000.00	97.50%
Expense Total:	10,315,427.70	10,315,427.70	545,445.29	823,637.28	9,491,790.42	92.02%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%

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	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71

Wylie Economic Development Corporation
Statement of Net Position
As of November 30, 2025

Assets

Cash and cash equivalents	\$ 10,886,915.24	
Receivables	\$ 1,109,000.00	Note 1
Inventories	\$ 15,969,005.14	
Prepaid Items	\$ -	
Total Assets	\$ 27,964,920.38	

Deferred Outflows of Resources

Pensions	\$ 84,397.55
Total deferred outflows of resources	\$ 84,397.55

Liabilities

Accounts Payable and other current liabilities	\$ 598,392.56	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 765,964.07	Note 3
Due in more than one year	\$ 20,474,737.55	
Total Liabilities	\$ 21,840,294.18	

Deferred Inflows of Resources

Pensions	\$ (8,542.41)
Total deferred inflows of resources	\$ (8,542.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 6,200,481.34
Total Net Position	\$ 6,200,481.34

Note 1: Includes incentives in the form of forgivable loans for \$34,000 (Glen Echo), \$450,000 (Phoenix Ascending), \$200,000 (MLKJ), and \$425,000 (Cates/Lanspring)

Note 2: Deposits from rental property

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

WYLIE ECONOMIC DEVELOPMENT

Balance Sheet

Account Summary

As Of 11/30/2025

	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,844,915.24
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	1,109,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	15,969,005.14
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	710,000.00
Total Assets:		28,634,920.38
		<u>28,634,920.38</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	4,060.42
111-2000-20117	TMRS PAYABLE	9,580.42
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	-35.36
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	0.00
111-2000-20210	ACCOUNTS PAYABLE	3,516.40
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	710,000.00
111-2000-20610	RETAINAGE PAYABLE	579,844.70

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	4,060.42
111-2000-20117	TMRS PAYABLE	9,580.42
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	-35.36
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	0.00
111-2000-20210	ACCOUNTS PAYABLE	3,516.40
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	710,000.00
111-2000-20610	RETAINAGE PAYABLE	579,844.70

Balance Sheet

As Of 11/30/2025

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:		1,308,273.80

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		161,833.29
Total Expense		823,637.28
Revenues Over/Under Expenses		-661,803.99
Total Equity and Current Surplus (Deficit):		27,325,327.82

Total Liabilities, Equity and Current Surplus (Deficit): **28,633,601.62**

*** FUND 111 OUT OF BALANCE *** **1,318.76**

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

As Of 11/30/2025

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	6,993,178.75
	Total Liability:	6,993,178.75
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>6,993,178.75</u>
	*** FUND 922 OUT OF BALANCE ***	-6,993,178.75

***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

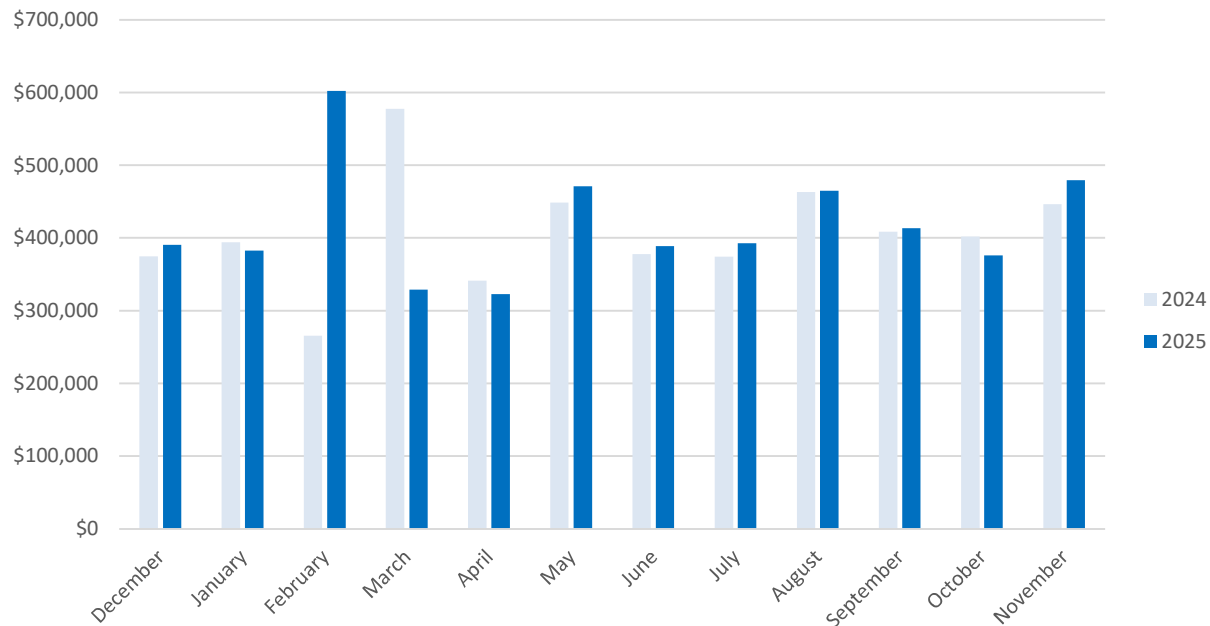
SALES TAX REPORT

November 30, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 22,786.91	5.08%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 10,923.32	2.89%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 18,351.93	4.90%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ 1,489.80	0.32%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ 5,261.69	1.29%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ (26,093.85)	-6.49%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ 33,429.08	7.49%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 140,447.47	7.94%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 140,447.47	7.94%

WEDC Sales Tax Analysis



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: November SlsTx Revenue is actually September SlsTx and is therefore the 12th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

November 30, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
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	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	D
	\$ 815,000.00	\$ 70,000.00	\$ 340,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 640,000.00	\$ 105,000.00	\$ 815,000.00	
Deferred Outflow								\$ 710,000.00			

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 4 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029. (PA currently in default.)

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

D. Performance Agreement (\$600,000) and Forgiveable Land Grant (\$425,000 forgiven over 4 years) \$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: December 17, 2025

Item Number: 1

Prepared By: Jason Greiner

Subject

Consider and act upon FY 2025-2026 Budget Amendments.

Recommendation

Staff recommends that the WEDC Board of Directors approve the FY 2025-2026 Budget Amendments.

Discussion

Staff will submit the FY 2025-2026 Midyear Budget Amendment for consideration by the City Council in January 2026.

The WEDC amendment detailed below will adjust the budget to account for the Series 2025 Note that was approved by the WEDC board on 8-20-2025 and ratified by City Council on 8-26-2025. There were two land transactions associated with the loan, and one of them did not close in FY 24-25. This amendment will allocate the funds to FY 25-26 for land acquisition.

Expenses

111-5611-58110 Land-Purchase Price

Land Acquisition \$ 2,228,180.39

Upon Board review and approval, this Budget Amendment will be presented to the City Council in January 2026.

Budget Amendment
WEDC Land Purchase Carryforward

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit	Description
111	5611	58110	Land Purchase Price	2,228,180.39		Land Acquisition
			Total WEDC	2,228,180.39	0.00	

AGENDA REPORT

Meeting Date: December 17, 2025

Item Number: DS1

Prepared By: Jason Greiner

Subject

Discussion regarding ICSC events.

Recommendation

No action is requested by staff for this item.

Discussion

Staff will lead a discussion about the upcoming ICSC event.

ICSC Las Vegas May 18-20, 2026

Monday, May 18 • Wynn

Professional Development
Keynote Presentation
Opening Reception

Tuesday, May 19 • LVCC

8:00 am – 5:00 pm • Exhibit Hall Open
10:00 am – 4:30 pm • Sessions

Wednesday, May 20 • LVCC

8:00 am – 3:00 pm • Exhibit Hall Open
10:00 am – 12:00 pm • Sessions

ICSC LAS VEGAS takes place annually in May, and it's a gathering of dealmakers and industry experts who are driving innovation and evolution in commercial real estate.

For more information, please follow the link: [ICSC Las Vegas 2026](#)



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date: December 17, 2025

Item Number: DS2

Prepared By: Jason Greiner

Subject

Discussion regarding WEDC Bylaws.

Recommendation

No action is requested by staff for this item.

Discussion

Staff will lead the Discussion regarding WEDC Bylaws.

AGENDA REPORT

Meeting Date: December 17, 2025

Item Number: DS3

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)
- Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
- Committee for New Business Attraction and Recruitment (Blake Brininstool, Alan Dayton)

Current Special Committees of the WEDC:

- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
- Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)

STAFF REPORT

Date:December 17, 2025Item Number:DS4

Prepared By:Jason Greiner

Subject

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

Recommendation

N/A

Discussion

WEDC Property Update:

Property Management

- Staff have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.

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. Anticipated completion date: March 2026
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey); Closing Date: 12-17-25
- 25 Steel Road/Aktrian Holdings – Sold: 11-19-25

Listing Agreement – Segovia Partners (SP)

- The one remaining pad site is 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).

- Tiseo currently working on FM 544 Gateway turn lane improvements.
- Tiseo to provide final change order for signature.
- KH sent updated Lot 3 parking lot concept plan to WEDC for review.
- KH preparing IPO for construction plans for parking lot.

FM 544 Corridor Master Plans

- KH updating the drainage analysis for the 45 acres and the east meadow based on the meeting with WEDC on 10/20/2025, where we determined various phasing options.
- KH to update concept plans and create OPCC based on updated pond locations and phasing options.

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

- WEDC is working with Canary Construction/Vasquez Engineering on Oncor meter NTMWD vault adjustment coordination. Project should be wrapped up by this week.
- Second walkthrough took place with McMahon; final items are being reviewed.

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

- KHA, LJA, City, and WEDC met on 11/25/2025 to discuss drainage design.
- LJA to update design per meeting.

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 shutdown for tie-in.

Jackson Avenue Development

- Project on hold.
- 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.

Atmos Gas Main Extension- N Hwy 78

- The City of Wylie confirmed that the updated permit has been received.
- Mastec has advised that they will have a preconstruction meeting this week, with the crew to begin the first week of January.

SH 78 Sidewalks

- KH to finalize construction plans once receiving approval from WEDC and submit to City for review.
- KH coordinating with North Texas Surveying for easement exhibits.

Downtown Parking / Jackson Ave Parking and Striping

- KH to revise parking layout and extents based on recent discussion with WEDC and send an updated exhibit to WEDC for review and approval.
- KH to begin preparing construction plans once the WEDC reviews and approves the exhibit.

BRE & Workforce Updates:

- No BRE visits were conducted in November.
- Attended Workforce Solutions for North Central Texas (WSNCT) Red, White, and You Veteran Hiring Event. Visited with organizations focused on placing service members transitioning into civilian careers with local employers.
- Facilitated meeting between Wylie ISD CTE department and Mann Made, Inc., a local employer, to discuss establishing workforce programs to meet the growing need for machinists.
- Supported local employers' efforts to apply for the Incumbent Worker Training Fund program for 2026.
- Researched training programs/providers for a local employer who requested support for ProCore training.
- Met with incoming WSNCT Workforce Development Coordinator to ensure continuity of support for Wylie businesses.
- Met with Collin College to transition Wylie's pilot program from Leadership Development into a region-wide program, which will launch in January 2026.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.

- The Services Agreement with Granicus/Simpleview has been executed for Discover Wylie website redesign services. Project meetings have kicked off, and an on-site immersion experience was planned for December 9th-11th.
- 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 participated in the City of Wylie and Wylie EDC day for Leadership Wylie. Deanan Gourmet Popcorn and Glen Echo Brewing provided on-site tours. (CS)
- Staff attended the Chamber of Commerce Breakfast featuring Wylie Community Christian Care Center.
- Sales tax revenues for December are up 4.64%. This reflects the October sales tax revenue, which is the first allocation for FY 26.

Upcoming Events:

- Project U – February 17 – Burleson
- ICSC Red River – February 17-18 – San Antonio
- TEDC Winter Conference – February 25-27 – El Paso

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

2025 November Board Meeting – 19th

Day	Time	Meeting/Event
3-5		Texas Downtown Conference – Waco
4	8:30 am	WDMA Meeting
5	10:00 am	Hiring Red, White & YOU Career Fair – Allen
11	CLOSED	Veterans Day - City Holiday
13		Leadership Wylie – City/EDC – cs, jg, rh
13-14		TML EconDev Conference – Bastrop
18	6:00 pm	City Council
18	8:00 am	Wylie Chamber Breakfast featuring Wylie Community Christian Care Center
19	7:30 am	WEDC- Board Meeting
27-28	CLOSED	Thanksgiving Holiday

2025 December Board Meeting – 17th

Day	Time	Meeting/Event
1-15		TEDC Sales Tax Workshop – Virtual – rh
2	8:30 am	WDMA Meeting
4		TEDC Board Retreat – Austin – jg
5	6:00 pm	Chamber Elfin Gala – Boyd Farm, Lavon - jg
5	11:30 am	Wylie ISD CTE Advisory Meeting – aw, cs
8-10		SEDC - Emerging Leaders #YPCON – mb
9	6:00 pm	City Council
11		Leadership Wylie – WISD, Collin College – cs
17	7:30 am	WEDC- Board Meeting
24-26	CLOSED	Christmas Holiday

2026 January Board Meeting – 21st

Day	Time	Meeting/Event
1	CLOSED	New Year's Day Holiday
6	8:30 am	WDMA Meeting
13	6:00 pm	City Council
15		Leadership Wylie – Collin County – cs
19	CLOSED	Martin Luther King Jr. Holiday
21	7:30 am	WEDC- Board Meeting
27	6:00 pm	City Council

Around the Corner...

- Broker/Developer Tour & Event: Hidden Lakes – February 12-13
- Project U 2026 – Burleson – February 17
- ICSC Red River – San Antonio – February 17-18
- TEDC Winter Conference – El Paso – February 24-26
- Texas Women in Economic Development Conference – Round Rock – March 31-April 1
- ICSC Las Vegas – May 18-20

*RSVP Required

*RSVP Required

*RSVP Required