Wylie Economic Development Corporation
Board Special Called Meeting

November 20, 2026 – 7:30 AM
WEDC Office Conference Room - 250 South Highway 78, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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

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

A. Consider and act upon approval of Minutes from the October 21, 2026 Regular Meeting of the WEDC Board of Directors.

B. Consider and act upon approval of the October 2026 WEDC Treasurer's Report.

C. Consider and act upon a Performance Agreement between the WEDC and Wylie RD, LLC.

REGULAR AGENDA

1. Consider and act upon a First Amendment to the Performance Agreement between the WEDC and TSP CP Wylie, LP.

2. Consider and act upon issues surrounding Environmental Services on City Owned properties located adjacent to the Wylie EDC Retail Addition.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

DS2. Discussion regarding Architectural Updates.

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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, and State Hwy 78/Brown.

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: 2024-2d, 2024-8d, 2024-12c, 2025-1a, 2025-4e, 2025-10f, 2026-3e, 2026-5j, 2026-8b, 2026-9b, 2026-9c, 2026-9d, 2026-9e, 2026-10a, 2026-10b, 2026-10c, 2026-10d, 2026-10e, 2026-10f, 2026-10g, 2026-10h, 2026-10i, 2026-10j, 2026-10k, 2026-11a, 2026-11b, and 2026-11c.

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 November 13, 2026 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____
Stephanie Storm, City Secretary *Date Notice Removed*

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

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.
§ 551.072 – Discussing purchase, exchange, lease or value of real property.
§ 551.073 – Discussing prospective gift or donation to the City.
§ 551.074 – Discussing personnel or to hear complaints against personnel.
§ 551.076 – Discussing deployment of security personnel or devices or security audit.
§ 551.087 – Discussing certain economic development matters.

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Called Meeting
October 21, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER
Announce the presence of a Quorum

President Blake Brininstool called the meeting to order at 7:31 a.m. Board Members present were Harold Smith, Melisa Whitehead, Demond Dawkins, and Mark Booth.

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

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Economic Development Coordinator Christy Stewart, and Office Manager Valerie Scott.

INVOCATION & PLEDGE OF ALLEGIANCE

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

Mayor Porter entered the meeting at 7:32 a.m. during the Invocation and Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Blake Brininstool moved to the Consent Agenda.

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

A. Consider and act upon approval of Minutes from the September 9, 2026 Special Called Meeting of the WEDC Board of Directors.

B. Consider and act upon approval of the August 2026 WEDC Treasurer's Report.

C. Consider and act upon approval of the September 2026 WEDC Treasurer's Report.

D. Consider and act upon a Performance Agreement between WEDC and Wylie RD, LLC.

Staff requested that Consent D be pulled from the Consent Agenda to be discussed at a future meeting.

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

President Brininstool moved to Regular Agenda Items.

REGULAR AGENDA

1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2026-2027.

Discussion
Staff reviewed Article V, Section 5.02 of the WEDC Bylaws regarding the selection and terms of officers. Staff noted that the Vice President succeeds to the office of President upon expiration of the Vice President's term, and the Board elects a new Vice President, Secretary, and Treasurer for one-year terms. Elections are held in October at a regular or special Board meeting following City Council appointments to the WEDC Board.

Board Action
A motion was made by Harold Smith, seconded by Demond Dawkins, to appoint Melisa Whitehead as Vice President, Demond Dawkins as Secretary, and Mark Booth as Treasurer. A vote was taken, and the motion passed 5-0.

2. Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2026-2027.

Discussion
Staff discussed establishing regular Board meeting dates and times for 2026-2027. Staff noted that meetings are currently scheduled for the third Wednesday of each month at 7:30 a.m. Staff noted potential scheduling conflicts for November 2026 and December 2026 due to the Board Retreat and holiday discussion; March 17, 2027, due to Wylie ISD Spring Break; and October 20, 2027, due to the TEDC Annual Conference. The Board discussed rescheduling the March 2027 meeting to March 10, 2027, to accommodate Spring Break, but maintaining the same date/time schedule as previously held.

Board Action
A motion was made by Blake Brininstool, seconded by Demond Dawkins, to conduct the Regular WEDC Board meetings on the third Wednesday of each month at 7:30 a.m. A vote was taken, and the motion passed 5-0.

3. Consider and act upon a Real Estate Sales Contract between WEDC and Broadus Services, LLC.

Discussion
Staff provided background regarding the WEDC's assembly of property for the redevelopment project now known as the 544 Gateway Addition. Staff discussed the environmental remediation, removal of dilapidated structures, site work, and infrastructure improvements completed to prepare the lots for development. Staff discussed the Real Estate Sales Contract between Broadus Services, LLC/Stable Towers, LLC and the WEDC for Lot 4R, consisting of 1.183 acres at 544 Gateway Addition, with a proposed sales price of $65,000, a 120-day feasibility period, and a 30-day closing period. Staff noted that the majority of Lot 4R consists of a regional stormwater detention area, with the usable acreage designed to accommodate a cell tower. The deed will include restrictions requiring the detention area to remain unobstructed and prohibiting uses that adversely affect the detention area or stormwater flow.

Board Action
A motion was made by Blake Brininstool, and seconded by Melisa Whitehead, to approve a Real Estate Sales Contract between the WEDC and Broadus Services, LLC/Stable Towers, LLC, for the sale of Lot4R, 544 Gateway Addition, a 1.183-acre property, and further authorize the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 5-0.

4. Consider and act upon a First Amendment to the Performance Agreement between the WEDC and G01 Enterprises/Mann Made.

Discussion
Staff provided an update on G01 Enterprises, Inc. (dba Mann-Made Industries) and its request to amend the Performance Agreement to allow for additional time for installation. Staff noted that the City Council approved a $25,000 Performance Agreement on January 13, 2026, followed by WEDC approval on January 21, 2026, with final WEDC approval on February 18, 2026. Staff reported that Mann-Made has acquired the additional equipment but experienced unforeseen delays in getting the equipment operational. The company identified a solution, and the repair costs were lower than initially anticipated. Staff noted that additional delays due to contractor availability for installing the extrusion press have affected the project timeline. The proposed First Amendment provides an additional 180-day extension to allow more time for equipment installation and operation. The Board noted that the equipment will create new jobs above the existing employment baseline as a result of the equipment installation.

Board Action
A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to approve a First Amendment to the Performance Agreement with G01 Enterprises, Inc. (dba Mann-Made Industries) and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

Staff requested that Item 5 be tabled until after Executive Session.

DISCUSSION ITEMS

DS1. Discussion regarding Architectural Updates.

Staff provided an update regarding architectural services at Cooper Plaza. Staff noted that a follow-up meeting with Killian Studio of Architecture is forthcoming and that updated floor plans and renderings, including interior and exterior designs, will be presented at the next meeting and can be provided to the Board once available.

DS2. Discussion regarding WEDC Board Retreat, Work Session, and Committee Appointments.

Staff discussed plans for the WEDC Board Retreat, including a work session and discussion regarding committee appointments. The Board discussed potential retreat activities, including tours of available properties and neighboring communities; review of architectural plans; discussion regarding annual goals and objectives; and visits to entertainment, office, and co-working spaces. The Board noted the value of previous retreats and the benefit of allowing new Board members to

observe developments and business concepts firsthand. Staff and the Board discussed available dates and scheduling. The Board agreed to hold a Special Called Board Meeting on November 20, 2026, at 7:30 a.m., followed by property and development tours. The Board also agreed to cancel the regularly scheduled November 18, 2026, meeting and combine the retreat activities with the Special Called Board Meeting on November 20, 2026.

DS3. Discussion regarding the WEDC Budget.

Staff discussed the WEDC budget and funds available for potential incentives, debt service, and principal reduction. Staff noted that an in-depth budget discussion is scheduled for October 22, 2026. The Budget Committee will review debt obligations and conduct analyses over 3-, 5-, 7-, 10-, and 15-year periods. The Board also noted the importance of reviewing the debt coverage ratio as part of the budget and debt analysis.

DS4. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff referred the Board to the Agenda Report for updates on WEDC property activity, engineering projects, upcoming events, and programs. Staff reported that the Costco closing is tentatively scheduled for October 29, 2026. Helm Dental Laboratory received its Performance Agreement check, and Tower Extrusion's agreement is in progress. Both will be reflected in the November Treasurer's Report and adjusted to the 2025-2026 FY. Staff reported that the SH 78 sidewalk project is awaiting final TxDOT release and that maintenance bonds for the FM 544 Gateway project have been obtained. The Mayor noted additional RTC funding opportunities for downtown improvements. Staff provided updates on Manufacturing Day preparations, ongoing training, and planning of the upcoming Entrepreneur Expo. Staff will send updated calendar invitations for the November 20th Special Called Board Meeting. RSVPs remain open for the NTMWD Water Matters Luncheon.

EXECUTIVE SESSION

Recessed into Closed Session at 8:19 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10d, 2024-2d, 2024-8d, 2024-12c, 2025-1a, 2025-4e, 2025-10f, 2026-3e, 2026-5j, 2026-8b, 2026-9a, 2026-9b, 2026-9c, 2026-9d, 2026-9e, 2026-10a, 2026-10b, 2026-10c, and 2026-10d.

Mayor Porter left during Executive Session at 8:59 a.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Smith reconvened into Open Session at 9:18 a.m.

President Smith then moved to consider Regular Agenda Item 5.

5. Consider and act upon a Performance Agreement between WEDC and Costco Wholesale Corporation.

Board Action

A motion was made by Melisa Whitehead, and seconded by Blake Brininstool, to approve a Performance Agreement between WEDC and Costco Wholesale Corporation providing for a maximum infrastructure reimbursement incentive of $9,500,000 and further authorizing the WEDC Board President or his/her designee to execute said Agreement. A vote was taken; the motion passed 5-0.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future WEDC agendas.

ADJOURNMENT

With no further business, President Smith adjourned the WEDC Board meeting at 9:19 a.m.

Harold Smith, President

ATTEST:

Jason Greiner, Executive Director

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 20, 2026 **Item Number:** B

Prepared By: Jason Greiner

Subject

Consider and act upon approval of the October 2026 WEDC Treasurer's Report.

Recommendation

Motion to approve the October 2026 WEDC Treasurer's Report.

Presented for the Board's review and approval is the October 2026 Treasurer's Report detailing the month and year-to date financial transactions and performance against budget. This report contains the Revenue and Expense Report, Statement of Net Position, Balance Sheet, Sales Tax Report, and the Performance Agreement Summary.

Please note that some of expenses reflected in the October financials have been accrued back to FY25-26 and are noted below.

REVENUES:

Sales Tax Revenue earned in August and allocated in October was $412,311.34, an increase of 9.64% over the same period in 2025.

544 Corridor Land Sale: $12,778,521.25 ($16,306,039.62 Cost Basis)

Gain/Loss Sale of Capital Asset: $-3,527,518.37
(Note: $111,472.15 has been held in escrow for the Costco transaction, pending Collin County Tax Assessor property tax allocations from previous real estate transactions.)

EXPENSES:

Incentives

$20,000.00 Helm Dental Incentive 1 of 1 * Accrued back to 25/26 FY

Special Services- Infrastructure

$11,807.24 McMahon Hydro, Engineer, Network & Telephone * Accrued to 25/26 FY

Engineering/Architectural

$81,468.75 Kimley Horn- General Engineer, 544 Corridor, SH 78 Sidewalks, Jackson Ave Parking, Lot 3 Parking, Sanden Blvd. Widening, Regency Park Drainage * Accrued to 25/26 FY

WYLIE ECONOMIC DEVELOPMENT

October Rev/Exp Report

Account Summary

For Fiscal: 2026-2027 Period Ending: 10/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,497,223.00	5,497,223.00	0.00	0.00	-5,497,223.00	100.00 %
	Category: 400 - Taxes Total:	**5,497,223.00**	**5,497,223.00**	**0.00**	**0.00**	**-5,497,223.00**	**100.00 %**
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	26,618.79	26,618.79	16,618.79	266.19 %
	Category: 460 - Interest Income Total:	**10,000.00**	**10,000.00**	**26,618.79**	**26,618.79**	**16,618.79**	**166.19 %**
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	76.03	76.03	-22,723.97	99.67 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	12,981,250.00	12,981,250.00	-3,527,518.37	-3,527,518.37	-16,508,768.37	127.17 %
	Category: 480 - Miscellaneous Income Total:	**13,004,050.00**	**13,004,050.00**	**-3,527,442.34**	**-3,527,442.34**	**-16,531,492.34**	**127.13 %**
	Revenue Total:	**18,511,273.00**	**18,511,273.00**	**-3,500,823.55**	**-3,500,823.55**	**-22,012,096.55**	**118.91 %**
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	508,029.60	508,029.60	30,111.25	30,111.25	477,918.35	94.07 %
111-5611-51140	LONGEVITY PAY	2,428.67	2,428.67	0.00	0.00	2,428.67	100.00 %
111-5611-51310	TMRS	84,429.63	84,429.63	4,878.02	4,878.02	79,551.61	94.22 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	73,328.49	73,328.49	4,929.57	4,929.57	68,398.92	93.28 %
111-5611-51420	LONG-TERM DISABILITY	1,242.12	1,242.12	68.40	68.40	1,173.72	94.49 %
111-5611-51440	FICA	31,648.25	31,648.25	1,834.66	1,834.66	29,813.59	94.20 %
111-5611-51450	MEDICARE	7,401.53	7,401.53	429.08	429.08	6,972.45	94.20 %
111-5611-51470	WORKERS COMP PREMIUM	499.28	499.28	413.62	413.62	85.66	17.16 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	855.00	855.00	0.00	0.00	855.00	100.00 %
	Category: 510 - Personnel Services Total:	**709,862.57**	**709,862.57**	**42,664.60**	**42,664.60**	**667,197.97**	**93.99 %**
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
111-5611-52810	FOOD SUPPLIES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
	Category: 520 - Supplies Total:	**10,300.00**	**10,300.00**	**0.00**	**0.00**	**10,300.00**	**100.00 %**
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	5,507,500.00	5,507,500.00	0.00	0.00	5,507,500.00	100.00 %
111-5611-56040	SPECIAL SERVICES	57,270.00	57,270.00	157.50	157.50	57,112.50	99.72 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	81,000.00	81,000.00	0.00	0.00	81,000.00	100.00 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	1,100,000.00	1,100,000.00	0.00	0.00	1,100,000.00	100.00 %
111-5611-56080	ADVERTISING	336,125.00	336,125.00	1,979.80	1,979.80	334,145.20	99.41 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	1,576.55	1,576.55	72,873.45	97.88 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
111-5611-56180	RENTAL	54,000.00	54,000.00	0.00	0.00	54,000.00	100.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	1,800.00	1,800.00	93,700.00	98.12 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	272.22	272.22	90,780.78	99.70 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	2,337.10	2,337.10	4,462.90	65.63 %
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	2,711,000.00	2,711,000.00	0.00	0.00	2,711,000.00	100.00 %
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:	**10,177,998.00**	**10,177,998.00**	**8,123.17**	**8,123.17**	**10,169,874.83**	**99.92 %**

Budget Report **For Fiscal: 2026-2027 Period Ending: 10/31/2026**

		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	1,082,262.66	1,082,262.66	90,431.07	90,431.07	991,831.59	91.64 %
111-5611-57415	INTEREST EXPENSE	1,592,116.59	1,592,116.59	134,765.70	134,765.70	1,457,350.89	91.54 %
Category: 570 - Debt Service & Capital Replacement Total:		**2,674,379.25**	**2,674,379.25**	**225,196.77**	**225,196.77**	**2,449,182.48**	**91.58 %**
Expense Total:		**13,582,689.82**	**13,582,689.82**	**275,984.54**	**275,984.54**	**13,306,705.28**	**97.97 %**
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		**4,928,583.18**	**4,928,583.18**	**-3,776,808.09**	**-3,776,808.09**	**-8,705,391.27**	**176.63 %**
Report Surplus (Deficit):		**4,928,583.18**	**4,928,583.18**	**-3,776,808.09**	**-3,776,808.09**	**-8,705,391.27**	**176.63 %**

Budget Report **For Fiscal: 2026-2027 Period Ending: 10/31/2026**

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,497,223.00	5,497,223.00	0.00	0.00	-5,497,223.00	100.00 %
460 - Interest Income	10,000.00	10,000.00	26,618.79	26,618.79	16,618.79	166.19 %
480 - Miscellaneous Income	13,004,050.00	13,004,050.00	-3,527,442.34	-3,527,442.34	-16,531,492.34	127.13 %
Revenue Total:	**18,511,273.00**	**18,511,273.00**	**-3,500,823.55**	**-3,500,823.55**	**-22,012,096.55**	**118.91 %**
Expense						
510 - Personnel Services	709,862.57	709,862.57	42,664.60	42,664.60	667,197.97	93.99 %
520 - Supplies	10,300.00	10,300.00	0.00	0.00	10,300.00	100.00 %
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00 %
560 - Contractual Services	10,177,998.00	10,177,998.00	8,123.17	8,123.17	10,169,874.83	99.92 %
570 - Debt Service & Capital Replacement	2,674,379.25	2,674,379.25	225,196.77	225,196.77	2,449,182.48	91.58 %
Expense Total:	**13,582,689.82**	**13,582,689.82**	**275,984.54**	**275,984.54**	**13,306,705.28**	**97.97 %**
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	**4,928,583.18**	**4,928,583.18**	**-3,776,808.09**	**-3,776,808.09**	**-8,705,391.27**	**176.63 %**
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Budget Report **For Fiscal: 2026-2027 Period Ending: 10/31/2026**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	4,928,583.18	4,928,583.18	-3,776,808.09	-3,776,808.09	-8,705,391.27
Report Surplus (Deficit):	**4,928,583.18**	**4,928,583.18**	**-3,776,808.09**	**-3,776,808.09**	**-8,705,391.27**

Wylie Economic Development Corporation
Statement of Net Position
As of October 31, 2026

Assets			
Cash and cash equivalents	$	22,865,176.06	
Receivables	$	762,500.00	*Note 1*
Inventories	$	10,694,151.84	
Prepaid Items	$	-	
Total Assets	$	34,321,827.90	
Deferred Outflows of Resources			
Pensions	$	112,459.55	
Total deferred outflows of resources	$	112,459.55	
Liabilities			
Accounts Payable and other current liabilities	$	359,445.41	
Unearned Revenue	$	1,200.00	*Note 2*
Non current liabilities:			
Due within one year	$	1,067,306.25	*Note 3*
Due in more than one year	$	28,906,805.97	
Total Liabilities	$	30,334,757.63	
Deferred Inflows of Resources			
Pensions	$	(25,054.41)	
Total deferred inflows of resources	$	(25,054.41)	
Net Position			
Net investment in capital assets	$	-	
Unrestricted	$	4,074,475.41	
Total Net Position	$	4,074,475.41	

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

Note 2: Deposits from rental property

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

WYLIE ECONOMIC DEVELOPMENT

Balance Sheet
Account Summary
As Of 10/31/2026

Account	Name	Balance	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP			
Assets			
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	22,863,176.06	
111-1000-10135	ESCROW	0.00	
111-1000-10180	DEPOSITS	2,000.00	
111-1000-10198	OTHER - MISC CLEARING	0.00	
111-1000-10341	TEXPOOL	0.00	
111-1000-10343	LOGIC	0.00	
111-1000-10481	INTEREST RECEIVABLE	0.00	
111-1000-11511	ACCTS REC - MISC	0.00	
111-1000-11517	ACCTS REC - SALES TAX	0.00	
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
111-1000-12996	LOAN RECEIVABLE	0.00	
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	762,500.00	
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
111-1000-14116	INVENTORY - LAND & BUILDINGS	10,694,151.84	
111-1000-14310	PREPAID EXPENSES - MISC	0.00	
111-1000-14410	DEFERRED OUTFLOWS	3,925,000.00	
	Total Assets:	**38,246,827.90**	**38,246,827.90**
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	-3,351.18	
111-2000-20117	TMRS PAYABLE	0.00	
111-2000-20118	ROTH IRA PAYABLE	0.00	
111-2000-20119	WORKERS COMP PAYABLE	0.00	
111-2000-20120	FICA PAYABLE	0.00	
111-2000-20121	TEC PAYABLE	0.00	
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00	
111-2000-20123	ALIMONY PAYABLE	0.00	
111-2000-20124	BANKRUPTCY PAYABLE	0.00	
111-2000-20125	VALIC DEFERRED COMP	0.00	
111-2000-20126	ICMA PAYABLE	0.00	
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00	
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00	
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00	
111-2000-20132	EMP CARE FLITE	0.00	
111-2000-20133	Unemployment Comp Payable	-37.72	
111-2000-20136	HSA PAYABLE	1,500.00	
111-2000-20151	ACCRUED WAGES PAYABLE	0.00	
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	50.19	
111-2000-20199	MISC PAYROLL PAYABLE	0.00	
111-2000-20201	AP PENDING	0.00	
111-2000-20210	ACCOUNTS PAYABLE	21,594.05	
111-2000-20530	PROPERTY TAXES PAYABLE	11,569.36	
111-2000-20540	NOTES PAYABLE	3,925,000.00	
111-2000-20610	RETAINAGE PAYABLE	328,120.71	
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	

Balance Sheet **As Of 10/31/2026**

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	**4,285,645.41**
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	37,737,990.58
	Total Beginning Equity:	**37,737,990.58**
Total Revenue		-3,500,823.55
Total Expense		275,984.54
Revenues Over/Under Expenses		**-3,776,808.09**
	Total Equity and Current Surplus (Deficit):	**33,961,182.49**
	Total Liabilities, Equity and Current Surplus (Deficit):	**38,246,827.90**

Balance Sheet **As Of 10/31/2026**

Account	Name	Balance	
Fund: 922 - GEN LONG TERM DEBT (WEDC)			
Assets			
922-1000-10312	GOVERNMENT NOTES	0.00	
922-1000-18110	LOAN - WEDC	0.00	
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29	
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00	
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48	
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78	
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41	
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00	
	Total Assets:	**87,405.14**	**87,405.14**
Liability			
922-2000-20310	COMPENSATED ABSENCES PAYABLE	43,058.44	
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82	
922-2000-21410	ACCRUED INTEREST PAYABLE	43,173.84	
922-2000-28205	WEDC LOANS/CURRENT	991,831.59	
922-2000-28246	GOVCAP LOAN/KIRBY	6,264,045.67	
922-2000-28247	JARRARD LOAN	0.00	
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,690,847.95	
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,445,144.68	
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,235,122.06	
922-2000-29150	NET PENSION LIABILITY	220,716.17	
922-2000-29151	SDBF LIABILITY	7,871.00	
	Total Liability:	**29,974,112.22**	
Equity			
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-29,856,874.15	
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00	
	Total Beginning Equity:	**-29,977,138.15**	
Total Revenue		0.00	
Total Expense		-90,431.07	
Revenues Over/Under Expenses		**90,431.07**	
	Total Equity and Current Surplus (Deficit):	**-29,886,707.08**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**87,405.14**

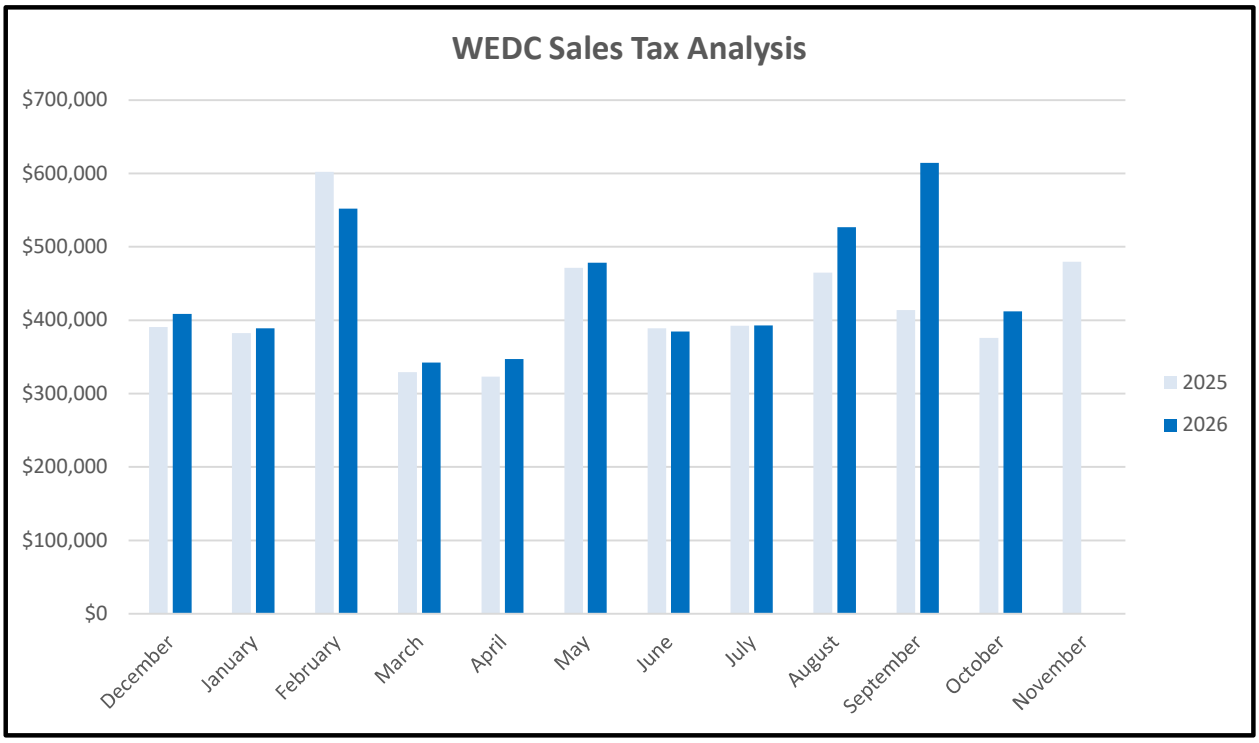
Wylie Economic Development Corporation

SALES TAX REPORT

October 31, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	$ 338,726.54	$ 374,686.38	$ 390,604.04	$ 408,728.64	$ 18,124.60	4.64%
JANUARY	$ 368,377.73	$ 393,994.39	$ 382,610.55	$ 388,798.25	$ 6,187.71	1.62%
FEBRUARY	$ 480,381.11	$ 265,491.94	$ 602,324.24	$ 551,977.23	$ (50,347.01)	-8.36%
MARCH	$ 313,686.17	$ 577,757.71	$ 329,048.32	$ 342,089.27	$ 13,040.96	3.96%
APRIL	$ 310,050.94	$ 341,335.06	$ 322,976.93	$ 347,091.95	$ 24,115.02	7.47%
MAY	$ 434,878.33	$ 448,671.55	$ 471,458.46	$ 478,508.93	$ 7,050.47	1.50%
JUNE	$ 330,236.89	$ 377,949.25	$ 388,872.57	$ 384,581.84	$ (4,290.74)	-1.10%
JULY	$ 379,162.00	$ 374,225.20	$ 392,577.13	$ 393,017.64	$ 440.51	0.11%
AUGUST	$ 448,253.70	$ 463,185.29	$ 464,675.10	$ 526,619.20	$ 61,944.11	13.33%
SEPTEMBER	$ 371,880.65	$ 408,571.56	$ 413,833.25	$ 614,430.48	$ 200,597.23	48.47%
OCTOBER	$ 377,466.67	$ 402,154.81	$ 376,060.96	$ 412,311.34	$ 36,250.39	9.64%
NOVEMBER	$ 458,694.91	$ 446,217.04	$ 479,646.12	$ -		
Sub-Total	**$ 4,611,795.64**	**$ 4,874,240.18**	**$ 5,014,687.65**	**$ 4,848,154.77**	**$ 313,113.24**	**6.90%**
Total	**$ 4,611,795.64**	**$ 4,874,240.18**	**$ 5,014,687.65**	**$ 4,848,154.77**	**$ 313,113.24**	**6.90%**



**** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months. Example: October SlsTx Revenue is actually August SlsTx and is therefore the 11th allocation in FY26.*

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

October 31, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
PHOENIX ASCENDING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	A
CATES/LANSPRING INVESTMENTS	$ 600,000.00	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ -	$ 300,000.00	$ -	$ 600,000.00	B
SCSD	$ 1,200,000.00	$ 600,000.00	$ 600,000.00	$ -	$ -	$ -	$ -	$ 600,000.00		$ 1,200,000.00	
TEXSTONE/TSP CP WYLIE	$ 2,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ 1,000,000.00	$ -	$ 2,000,000.00	
MANN-MADE/G01 ENTERPRISES	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	
TOWER EXTRUSIONS	$ 100,000.00	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00	$ 100,000.00	
	$ 3,925,000.00	**$ 1,975,000.00**	**$ 1,900,000.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,900,000.00**	**$ 50,000.00**	**$ 3,925,000.00**	
			Deferred Outflows					$ 3,875,000.00			

Notes: Tower Extrusions $50,000 Incentive 1 has been sent for payment processing but the payment is not yet reflected in the Oct Balance Sheet/Deferred Outflows. Pymt will be accrued to FY25-26.

A. Forgiveable Land Grant ($450,000 forgiven over 4 years). $112,500 CO & $112,500/year in 2027, 2028, & 2029.

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

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 20, 2026 **Item Number:** C

Prepared By: Jason Greiner

Subject

Consider and act upon a Performance Agreement between the WEDC and Wylie RD, LLC.

Recommendation

Motion to approve a Performance Agreement between the WEDC and Wylie RD, LLC. in an amount not to exceed $2,650,000 and authorize the WEDC Executive Director to execute said agreement.

Discussion

On August 11, 2026, City Council authorized the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed $2.65 million. As the Board will recall, the WEDC Board approved entering into a Performance Agreement with Project 2025-10f in an amount not to exceed $2.65 million on August 19, 2026. For clarity, Staff is bringing this item back to the Consent Agenda with the inclusion of the entity name, as both prior approvals were tied only to 'Project 2025-10f'.

From our previous discussions, St. John Properties/Wylie RD, LLC requested assistance from the WEDC specifically related to the construction of two flex industrial/commercial/office buildings containing approximately 81,000 square feet and a future phase including four additional buildings estimated at 198,800 square feet, located at 701 Sanden Boulevard in Wylie, Texas. Wylie RD, LLC's initial plans are to invest over $3.8 million in the first phase of the project. The following Agreement outlines a $2,650,000 incentive, payable over a two-year period.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 …… $1,325,000

- Proof of CC (or letter from CBO) by (24 months after the effective date)
- Proof of Qualified Infrastructure,
- Proof of fees paid on time, and
- Company is current on all ad valorem taxes and other property taxes.

Incentive No. 2 …… $1,325,000

- Proof of continuous occupancy through CO Anniversary date,
- Company is current on all ad valorem taxes and other property taxes.

Should Wylie RD, 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 $67.8M. With the WEDC's Incentive of $2,650,000, this project will generate an estimated $10.9M 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 $4.13 in our community.

Additional estimates of tax revenue generated include $1.3M for Collin County, $8.2M for WISD, and $635,174 for Collin College over the next 10 years. So, for every $1 that the WEDC invests, this developer is investing $8.01 in our community.

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 20, 2026 **Item Number:** 1

Prepared By: Jason Greiner

Subject

Consider and act upon a First Amendment to the Performance Agreement between the WEDC and TSP CP Wylie, LP.

Recommendation

Discussion

On February 10, 2026, City Council authorized the WEDC to enter into a $2.5 million Performance Agreement with Project 2025-4a, with the WEDC Board later approving the project in an amount not to exceed $2.5 million on February 18, 2026. On April 15, 2026, the Board approved a motion on the Consent Agenda authorizing a Performance Agreement with TSP CP Wylie, LP for $2 million, in hopes that the developer could relocate franchise utilities within TxDOT and City right-of-way at a reduced cost.

Unfortunately, TSP CP Wylie was unable to realize any potential cost savings related to the franchise utility relocations for the new Traffic Signal at the intersection of FM 544 and Hooper Road or along the TxDOT or City of Wylie ROW. Therefore, Staff is bringing this item back for the Board's consideration to increase the incentive amount from $2 million to the full $2.5 million, as previously discussed.

Additionally, TSP CP Wylie has another project that we've discussed in Executive Session, so Staff is presenting an option to the Board to combine the two projects, or simply amend the current performance agreement. Staff will lead the conversation and consideration of both items during the Regular Agenda discussion and in Executive Session.

Original Project Scope:

As the Board will recall, the assistance for TSP CP Wylie, LP was specifically related to the construction of a new 18,499-square-foot retail and/or commercial building and an estimated 15,621-square-foot commercial space located on a 13.17-acre tract of land in the William Sachse Survey in Wylie, Texas. TSP CP Wylie, LP's initial plans were to invest over $9M on the first phase of the project. The authorized Agreement outlined a $2M reimbursement incentive, payable over a two-year period.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 …… $1,000,000

- Proof of CO (or letter from CBO) by September 26, 2027,
- Proof of qualified infrastructure investment,

- Proof of paid fees, and
- Company is current on all ad valorem taxes and other property taxes.

Incentive No. 2 …… $1,000,000

- Company is current on all ad valorem taxes and other property taxes,
- Proof of continuous occupancy through CO Anniversary date.

Should TSP CP Wylie, LP 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 $25M, excluding the additional $23M in anticipated Taxable Sales. With the WEDC's Incentive of $2,000,000, this project will generate an estimated $8.1M 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 $4.05 in our community.

Additional estimates of tax revenue generated include $463,035 for Collin County, $3,250,950 for WISD, and $229,848 for Collin College over the next 10 years. So, for every $1 that the WEDC invests, this developer is investing $6.05 in our community.

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 20, 2026 **Item Number:** 2

Prepared By: Jason Greiner

Subject

Consider and act upon issues surrounding Environmental Services on City Owned properties located adjacent to the Wylie EDC Retail Edition.

Recommendation

Motion to award a contract to Braun Intertec in an amount not to exceed $26,950 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board is aware, the WEDC recently sold 25 AC of land on the 544 Corridor to Costco Wholesale Corporation, with the City of Wylie owning the 19 AC parcel to the west of said property.

Both a Cross Access Agreement and a Spoils Relocation Agreement have been authorized between the City of Wylie and Costco, granting access between the properties and allowing Costco to relocate excess soils that cannot be used during construction to a designated relocation area.

As part of due diligence prior to acquiring the land sold to Costco, WEDC engaged Braun Intertec to perform environmental studies. These studies included a Phase I Environmental Site Assessment and a limited Phase II.

This agreement provides additional environmental testing services as needed to assist Costco and the City of Wylie throughout the process.

Service Description	Cost	
Task 1 – Project Management and Client Coordination	$	3,850
Task 2 – Site Inspections and Soil Characterization	$	20,800
Task 3 – Waste Management Assistance	$	2,300
Estimated Total	**$**	**26,950**

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 20, 2026 **Item Number:** DS1

Prepared By: Jason Greiner

Subject

Discussion and updates from WEDC Committees.

Recommendation

No action is requested by staff on this item.

Discussion

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

Current Active Standing Committees of the WEDC:

- Budget, Finance, and Audit Committee (Melisa Whitehead, Demond Dawkins)
  - The Budget, Finance, and Audit Committee met on 1-30-26, 04-30-26, 06-12-26, and 10-22-26 to review the current FY budget and provide input.
  - At the 10-22-26 meeting, the Budget, Finance and Audit Committee discussed budget, projections, and debt service, noting the desire to reserve funds in the amount of $8,830,692 plus a 1.4% early redemption premium in order to pay off the 2026 Loan.
- Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
  - The Business Retention and Expansion Committee met on 04-30-26 and 08-14-26 to provide input on activities and involvement within the BRE program.
- Committee for New Business Attraction and Recruitment (Blake Brininstool)
  - The Committee for New Business Attraction and Recruitment last met on 04-29-26 to discuss current and future networking, business attraction, and recruitment efforts.

Current Special Committees of the WEDC:

- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
  - Members of the Strategic Planning Committee met on 1-14-26, 2-20-26, and 06-10-26 to review/discuss the organization's Goals and Objectives and provide input on upcoming projects and initiatives.
- Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)
  - Members will need to meet prior to finalizing the FY 28 budget (July 2027)

Note: There is currently an open seat on the Committee for New Business Attraction and Recruitment. Furthermore, Committee Appointments for the next year will be considered at the December 2026 meeting.

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: November 20, 2026 **Item Number:** DS2

Prepared By: Jason Greiner

Subject

Discussion regarding architectural services at Cooper Plaza.

Recommendation

No action is requested by staff for this item.

Discussion

Within the 2026 Goals & Objectives, the WEDC Board identified the need to update the concept plans and market/sell lots at Cooper Plaza. As such, staff solicited qualifications and proposals from select architectural firms to provide concept-level architectural and site planning services for Cooper Plaza. WEDC approved the engagement of architectural design services with Killian Studio of Architecture on 7-15-26.

The project is currently in Phase I - Concept Design:

ARCHITECTURAL SERVICES _ CONCEPT DESIGN

Concept Design _ PHASE I

_ Code Studies
IBC / ADA / IECC / City Amendments
_ Site Analysis – *review available data*
_ Coordinate with project Civil Engineer | Surveyor _ *as required*
_ Programming
_ Design and Coordination Meetings
City / EDC / Consultants
_ Site Plan Studies
_ Floor Plan Studies
_ Exterior Elevation Studies
_ Conceptual Exterior Material Studies
_ Presentation Collateral
Floor Plans
Elevations
(2) Color Primary Elevations
Conceptual Interior Test Fits
Preliminary Order-Of-Magnitude Development Budget for Each Concept Option
(1) 3D Monochromatic Model

Additional 3D Modeling and renderings are not included in this scope – can be provided via add service proposal upon request and approval of the Owner.

**Site plan and details to be provided by civil engineer and landscape architect*

Staff recently met with KSA to review floor plan options. Staff will lead the Discussion regarding architectural services at Cooper Plaza.

WYLIE EDC

Wylie Economic Development Board

STAFF REPORT

Date: November 20, 2026 **Item Number:** DS3

Prepared By: Jason Greiner

Subject

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

Recommendation

N/A

Discussion

WEDC Property and Performance Agreement Updates:

Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to repurchase. Anticipated completion: End of 2027. Groundbreaking for this project is anticipated to take place in early December. Staff will provide information as it becomes available.
- 544 Gateway/Lot 4: Stable Towers, LLC - Effective Date: 10-28-26; Closing: On/Before 3-29-27.
- 25.473 acres NW Corner FM 544 & South Westgate Way: Costco Wholesale Corporation – WEDC Board ratification on 9-9-26; Closing took place on 10-29-26. Staff is working with the Collin County Tax Assessor's Office regarding tax exemption status and tax payment allocations from previous real estate transactions. Once corrected, final funds held in escrow will be released.

Performance Agreements

- G01 Enterprises, Inc. Performance Agreement – First Amendment granted; new CO deadline is 5-15-27.
- Tower Extrusion – Building expansion is complete and the new equipment line has been installed; compliance has been completed, and the check has been delivered.
- Savage – Project timeline has been modified; Staff is meeting with Savage next week and will bring the item to the Board on the December Consent Agenda.

Engineering Report:

Current Goals & Objectives

Active & Moving / Slowed or Paused / Inactive but Invested or Planning

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

- The Board approved engaging architectural design services with Killian Studio of Architecture on 7-15-26.
- The current stage of design includes space planning and the review of floor plan options for the office building.

SH 78 Sidewalks

- KH resubmitted construction plans to TxDOT and to City, waiting on final TxDOT permit.

Downtown Parking / Jackson Ave Parking and Striping

- KH resubmitted construction plans to City and have one remaining comment before approval.
- WEDC coordinating letter of permission from Linke's BBQ.
- WEDC/KH ongoing franchise utility relocation coordination.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received the 2nd round of construction plan City comments.
- WEDC received owner's (Walk-Ons) written letter of permission to grade and disturb area on their property.
- KH to resubmit to the City once letter of permission is received.

Sanden Boulevard Widening

- KH coordinating with Atmos, AT&T, and CPKC Railroad.
- KH met with City on 10/27 to review 30% roll plot design.
- KH preparing 30% OPCCs to get final buyoff on design prior to moving forward with construction plans.

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

- KH prepared and finalized the downstream assessment for the property on the west side of the creek and sent to LJA on 10/15.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

Additional Roadway

- KH finalized IPO and sent to WEDC.
- WEDC working on getting concept plan/design file.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon completed construction of the erosion control improvements.
- Roome currently getting topographic survey spot shots at the top of the dirt inside the bottom of the pond. KH to review data against previous survey data once received.

FM 544 Gateway Project

- WEDC working on getting maintenance bonds.
- KH sent final record drawings.

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

- All bids were submitted and KH compiled bids and sent to WEDC.
- KH checked references and provided a recommend 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.

Additional Initiatives Identified
Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Shadow Creek Development

- Staff/WEDC contractors continue to assist with engineering and franchise utility relocation coordination.

Keefer Street Infrastructure

- KH preparing IPO.
- Cost estimates (Engineering/Construction): estimated at roughly $1.2M.

BRE & Workforce Updates:

- One BRE visit conducted.

- Managed MFG Day 2026 Launch on Oct. 1st with plant tours/educational programs for 147 students in the Engineering, Robotics, and Welding programs, 15 students in Pharmacy Tech, and 96 students in Construction, Architecture, and Electrical programs.
- Handed out business appreciation cards and cookies to participating host businesses for MFG Day 2026 programming.
- Discussed a possible equipment expansion opportunity with an existing employer.
- Attended an NTCOG webinar to discuss a Fleet Upgrade Incentive, a $54M program funded by the EPA.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff attended the monthly WDMA meeting. (CS)
- Staff attended/participated in monthly P&Z/CC Meetings. (JG, RH)
- Staff and Board attended Collin College President's Circle Reception/Scholarship Celebration (HS, RH)
- Staff facilitated and attended the Manufacturing Day Kickoff & Tours (RH, CS, VS)
- Staff attended a Civic Plus Webinar in preparation for the new Municode changeover. (RH, CS, VS)
- Staff facilitated and attended Pharmaceutical & Construction Manufacturing Tours (CS, VS)
- Staff attended the TEDC Annual Conference in Houston, TX. (JG)
- Board and Staff attended Richard Parker Junior High Dedication Ceremony (HS, JG, RH)
- Board and Staff Attended the 31st Annual North Texas CCIM Sporting Clays Tournament (BB, JG)
- Board and Staff attended Hope Under the Stars (HS, JG, CS, VS)
- Staff attended a meeting with Collin College to review their Workforce Programs and CTE Building Updates. (JG, RH, CS)
- Board and Staff attended O.W. Hampton Intermediate School Dedication Ceremony (JG, RH)
- Board and Staff attended the NTMWD Water Matters Luncheon (HS, RH)
- Staff attended TEDC Legislative Zoom (JG, CS)
- Staff attended Leadership Wylie – Non-Profit Day (CS)
- Sales tax revenues for November are up 3.07% and up 6.54% for the year

Upcoming Events:

- Wylie Area Chamber Elfin Gala – December 10
- ICSC Red River – January 27-28- San Antonio
- Project U – February 23
- TEDC Winter Conference – February 24-26 - Austin

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

WYLIE ECONOMIC DEVELOPMENT

2026 October		**Board Meeting – 21st**
Day	Time	Meeting/Event
1	9:30 am	Manufacturing Day Kickoff & Tours
6	8:30-9:30 am	WDMA Meeting - cs
7		MFG Day – Pharmaceutical Tours
7-9		**TEDC Annual Conference Houston, TX – jg**
8	8:30-10:30 am	Leadership Wylie – Nonprofits
13	6:00 pm	City Council
15	5:01-7:00 pm	5:01 PM Professional Mixer –The Brass Tap
19	5:00-6:30 pm	Richard Parker Junior High Dedication Ceremony – hs, jg, rh
20		MFG Day – Anatomy of a Construction Project
23		31st Annual North Texas CCIM Sporting Clays Tournament – bb, jg
24	5:45 pm	Hope Under the Stars
28	5:00 pm	Hampton Intermediate School Dedication – jg, rh
27	6:00 pm	City Council
29	11:30 am	NTMWD Water Matters Luncheon – hs, rh

2026 November		**Special Called Board Meeting – 20th**
Day	Time	Meeting/Event
3	8:30 am	WDMA Meeting jg,rh
5	11:00-5:00 pm	Wylie Entrepreneur Expo- jg, rh, cs, vs
5	5:01-7:00 pm	5:01 PM Professional Mixer –Landon Winery
10	6:00 pm	City Council
11	**CLOSED**	**Veterans Day - City Holiday**
12		Leadership Wylie – County/Medical Day- cs
17	8:30 am	Wylie Chamber Breakfast: Wylie Community Christian Care Center- jg, rh, cs, vs
17	6:00 pm	City Council
19		Hiring Red, White and YOU! Career fair – Allen - cs
20	7:30 am	WEDC Special Called Board Meeting and Tours
27-28	**CLOSED**	**Thanksgiving Holiday**

2026 December		**Board Meeting – 16th**	
Day	Time	Meeting/Event	
1	8:30 am	WDMA Meeting	
3 & 4		**TEDC Board Retreat – San Antonio - jg**	
3	11:30 am	Wylie ISD CTE Advisory Meeting	**RSVP Needed*
8	6:00 pm	City Council	
9-11		TWC Annual Conference – Dallas	
10-11		TML EconDev Conference	
10		Leadership Wylie – Wylie ISD/Collin College Day	
10	6:00 pm	Chamber Elfin Gala – Boyd Farm, Lavon	**RSVP Needed*
16	7:30 am	WEDC Board Meeting	
23-25	**CLOSED**	**Christmas Holiday**	

Around the Corner…

- *ISCS Red River – San Antonio, TX – January 27-28*
- *Project U – Burleson, TX – February 13* **RSVP Needed*
- *TEDC Winter Conference – Austin, TX – February 24-26*