Wylie Economic Development Corporation
Board Regular Meeting

October 21, 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 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.

REGULAR AGENDA

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

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

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

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

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

DISCUSSION ITEMS

DS1. Discussion regarding Architectural Updates.

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

DS3. Discussion regarding the WEDC Budget.

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

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.
A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES1. Consider the sale or acquisition of properties located at 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: 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.

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 October 15, 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 Special Called Meeting
September 9, 2026 – 11:30 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 11:41 a.m. Board Members present were Harold Smith and Melisa Whitehead.

Ex-Officio Members Mayor Porter and Assistant City Manager Lety Yanez were 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

Mayor Porter gave the invocation and led the 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 August 19, 2026 Regular Meeting of the WEDC Board of Directors.

Board Action
A motion was made by Harold Smith, seconded by Melisa Whitehead, 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 Architectural Updates.

Staff provided an update on the project's current status. The architectural team presented two conceptual site plans addressing building configurations, pedestrian connections, parking, green space, retail/restaurant opportunities, and potential event areas. The concepts included connections to downtown, a plaza, pavilion and micro-retail opportunities, office space, and connections to the existing pond. The architectural team noted that the project could be developed in phases. Following the presentation, the Board and the Mayor discussed the concepts and provided feedback regarding preferred design elements. The Board supported the open, usable green space and discussed opportunities for events, markets, and other activities. Additional discussion included potential micro-

retail and incubator opportunities, pedestrian amenities, shade structures, landscaping, and outdoor gathering areas. The Board reviewed architectural examples and discussed maintaining compatibility with the existing downtown character. Mayor Porter expressed a preference for a more traditional and historic storefront aesthetic. The Board also discussed parking requirements, site circulation, on-street parking, fire-lane requirements, and the proposed pavilion/cabana location. The Board also considered line of sight upon entering the development. Following the discussion, the architectural team will await the Board's response and continue refining the preferred concept, including building layout, parking, green space, pedestrian circulation, outdoor amenities, architectural character, and potential phasing.

Demond Dawkins entered the meeting at 11:54 a.m. during Discussion Item 1.

DS2. 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 in the packet for updates on WEDC property activity, engineering projects, upcoming events, and WEDC activities and programs. Staff updated the Board on a recently executed real estate contract, noting that the project timeline is progressing quickly. The Lanspring Agreement may need modifications but will be brought back for future discussion. Staff provided updates on WEDC activities, including staff attendance at the TEDC Basic Economic Development Course in Southlake, ongoing planning for the Wylie Entrepreneur Expo featuring keynote speaker Brandon Hurtado of Hurtado BBQ, participation in the virtual Global Leadership Summit, and business tours facilitated for Congressman Self and his office. Staff reported that Manufacturing Day preparations are underway, with one additional business joining this year's event. Staff also reminded members about the Manufacturing Day Kickoff and Tours on October 1, as well as the Chamber of Commerce Annual State of Education Luncheon and Manufacturing Day Reception and Proclamation on September 22. Staff reported that September sales tax revenues are not yet available.

EXECUTIVE SESSION

Recessed into Closed Session at 12:33 p.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: 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-10f, 2026-2l, 2026-3e, 2026-4b, 2026-5j, 2026-6d, 2026-8a, 2026-8b, 2026-8c, and 2026-8d.

Mayor Porter left during Executive Session at 12:55 p.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 1:06 p.m.

President Brininstool then moved to consider Regular Agenda Item 1.

REGULAR AGENDA

1. Consider and act upon approval and ratification of the Property Purchase Agreement between the Wylie EDC and Costco Wholesale Corporation regarding approximately 25.473 acres located at the northwest corner of FM 544 and South Westgate Way in Wylie, Texas.

Board Action

A motion was made by Melisa Whitehead, and seconded by Demond Dawkins, to approve and ratify the Property Purchase Agreement between the Wylie EDC and Costco Wholesale Corporation regarding approximately 25.473 acres located at the northwest corner of FM 544 and South Westgate Way in Wylie, Texas, and to authorize the Wylie EDC Board President, or his/her designee, to execute such documents and take such actions as may be necessary to close the transaction in accordance with the terms of the Property Purchase Agreement. A vote was taken; the motion passed 4-0.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future WEDC agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 1:07 p.m.

_____
Harold Smith, President

ATTEST:

_____
Jason Greiner, Executive Director

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** B

Prepared By: Jason Greiner

Subject

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

Recommendation

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

Presented for the Board's review and approval is the August 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.

REVENUES:
Sales Tax Revenue earned in June and allocated in August was $526,619.20, an increase of 13.33% over the same period in 2025.

EXPENSES:

Engineering/Architectural
$21,834.19 Kimley Horn- General Engineer, 544 Corridor, SH 78 Sidewalks, Jackson Ave Parking, Lot 3 Parking, Sanden Blvd. Widening, Regency Park Drainage

$11,805.10 Braun Intertec Corp. - Limited Soil Investigation

Special Services – Real Estate
$ 16,500.00 Zachary Construction Services – Property Cleanup

Special Services
$15,000.00 The Retail Coach – 24 Month Contract Payment

WYLIE ECONOMIC DEVELOPMENT

August Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 08/31/2026

		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	5,389,434.00	5,389,434.00	526,619.20	3,821,412.94	-1,568,021.06	29.09 %
	Category: 400 - Taxes Total:	**5,389,434.00**	**5,389,434.00**	**526,619.20**	**3,821,412.94**	**-1,568,021.06**	**29.09%**
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	23,648.63	296,958.08	286,958.08	2,969.58 %
	Category: 460 - Interest Income Total:	**10,000.00**	**10,000.00**	**23,648.63**	**296,958.08**	**286,958.08**	**2,869.58%**
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	2,300.00	27,400.00	4,600.00	120.18 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	482,774.10	-2,415,538.90	83.34 %
	Category: 480 - Miscellaneous Income Total:	**2,921,113.00**	**2,921,113.00**	**2,300.00**	**510,174.10**	**-2,410,938.90**	**82.53%**
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
	Category: 490 - Transfers In & Other Financing Sources Total:	**0.00**	**9,600,000.00**	**0.00**	**9,600,000.00**	**0.00**	**0.00%**
	Revenue Total:	**8,320,547.00**	**17,920,547.00**	**552,567.83**	**14,228,545.12**	**-3,692,001.88**	**20.60%**
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	42,713.40	492,869.20	56,174.83	10.23 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,919.57	78,437.23	11,008.47	12.31 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	3,527.34	58,706.67	32,120.78	35.36 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	79.04	928.04	1,103.42	54.32 %
111-5611-51440	FICA	34,232.30	34,232.30	2,559.62	29,683.43	4,548.87	13.29 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	598.62	6,942.05	1,063.89	13.29 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	1,023.72	-321.72	-45.83 %
	Category: 510 - Personnel Services Total:	**777,930.90**	**777,930.90**	**56,397.59**	**672,073.86**	**105,857.04**	**13.61%**
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	269.76	3,335.01	1,664.99	33.30 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	25.20	218.68	81.32	27.11 %
111-5611-52810	FOOD SUPPLIES	3,000.00	5,300.00	522.22	4,088.74	1,211.26	22.85 %
	Category: 520 - Supplies Total:	**8,300.00**	**10,600.00**	**817.18**	**7,642.43**	**2,957.57**	**27.90%**
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	1,000.00	0.00	0.00	1,000.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
	Category: 540 - Materials for Maintenance Total:	**10,150.00**	**8,650.00**	**0.00**	**1,975.00**	**6,675.00**	**77.17%**
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	176,500.00	1,333,500.00	88.31 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	18,406.42	198,951.42	33,318.58	14.34 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	20,110.64	40,327.74	180,672.26	81.75 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	922,590.86	2,277,409.14	71.17 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	7,349.00	219,435.41	56,689.59	20.53 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	4,471.98	42,588.75	31,861.25	42.80 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	670.02	4,745.57	3,154.43	39.93 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	37,000.00	13,000.00	26.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	89,700.00	1,597.89	61,433.76	28,266.24	31.51 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	96,053.00	4,387.06	85,589.36	10,463.64	10.89 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	2,812.38	41,460.58	11,539.42	21.77 %

Budget Report **For Fiscal: 2025-2026 Period Ending: 08/31/2026**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	39,294.29	335,884.77	624,415.23	65.02 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	249.68	2,049.91	350.09	14.59 %
	Category: 560 - Contractual Services Total:	**6,635,798.00**	**6,779,998.00**	**103,349.36**	**2,171,022.29**	**4,608,975.71**	**67.98%**
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	934,504.85	89,675.05	849,868.56	84,636.29	9.06 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,380,309.95	135,521.72	1,195,730.07	184,579.88	13.37 %
	Category: 570 - Debt Service & Capital Replacement Total:	**1,883,248.80**	**2,314,814.80**	**225,196.77**	**2,045,598.63**	**269,216.17**	**11.63%**
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,251,614.39	0.00	11,812,650.65	438,963.74	3.58 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-11,812,650.65	11,812,650.65	0.00 %
	Category: 580 - Capital Outlay Total:	**1,000,000.00**	**12,251,614.39**	**0.00**	**0.00**	**12,251,614.39**	**100.00%**
	Expense Total:	**10,315,427.70**	**22,143,608.09**	**385,760.90**	**4,898,312.21**	**17,245,295.88**	**77.88%**
	Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**166,806.93**	**9,330,232.91**	**13,553,294.00**	**320.94%**
	Report Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**166,806.93**	**9,330,232.91**	**13,553,294.00**	**320.94%**

Budget Report **For Fiscal: 2025-2026 Period Ending: 08/31/2026**

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	5,389,434.00	5,389,434.00	526,619.20	3,821,412.94	-1,568,021.06	29.09%
460 - Interest Income	10,000.00	10,000.00	23,648.63	296,958.08	286,958.08	2,869.58%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	2,300.00	510,174.10	-2,410,938.90	82.53%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
Revenue Total:	**8,320,547.00**	**17,920,547.00**	**552,567.83**	**14,228,545.12**	**-3,692,001.88**	**20.60%**
Expense						
510 - Personnel Services	777,930.90	777,930.90	56,397.59	672,073.86	105,857.04	13.61%
520 - Supplies	8,300.00	10,600.00	817.18	7,642.43	2,957.57	27.90%
540 - Materials for Maintenance	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
560 - Contractual Services	6,635,798.00	6,779,998.00	103,349.36	2,171,022.29	4,608,975.71	67.98%
570 - Debt Service & Capital Replacement	1,883,248.80	2,314,814.80	225,196.77	2,045,598.63	269,216.17	11.63%
580 - Capital Outlay	1,000,000.00	12,251,614.39	0.00	0.00	12,251,614.39	100.00%
Expense Total:	**10,315,427.70**	**22,143,608.09**	**385,760.90**	**4,898,312.21**	**17,245,295.88**	**77.88%**
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**166,806.93**	**9,330,232.91**	**13,553,294.00**	**320.94%**
Report Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**166,806.93**	**9,330,232.91**	**13,553,294.00**	**320.94%**

Budget Report **For Fiscal: 2025-2026 Period Ending: 08/31/2026**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	166,806.93	9,330,232.91	13,553,294.00
Report Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**166,806.93**	**9,330,232.91**	**13,553,294.00**

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

Assets			
Cash and cash equivalents	$	9,895,637.35	
Receivables	$	762,500.00	*Note 1*
Inventories	$	27,000,191.46	
Prepaid Items	$	-	
Total Assets	$	37,658,328.81	
Deferred Outflows of Resources			
Pensions	$	112,459.55	
Total deferred outflows of resources	$	112,459.55	
Liabilities			
Accounts Payable and other current liabilities	$	339,764.09	
Unearned Revenue	$	1,200.00	*Note 2*
Non current liabilities:			
Due within one year	$	167,202.00	*Note 3*
Due in more than one year	$	29,993,011.83	
Total Liabilities	$	30,501,177.92	
Deferred Inflows of Resources			
Pensions	$	(25,054.41)	
Total deferred inflows of resources	$	(25,054.41)	
Net Position			
Net investment in capital assets	$	-	
Unrestricted	$	7,244,556.03	
Total Net Position	$	7,244,556.03	

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 08/31/2026

Account	Name	Balance	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP			
Assets			
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	9,893,637.35	
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	27,000,191.46	
111-1000-14310	PREPAID EXPENSES - MISC	0.00	
111-1000-14410	DEFERRED OUTFLOWS	3,945,000.00	
	Total Assets:	**41,603,328.81**	**41,603,328.81**
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	-3,338.45	
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	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	2,900.00	
111-2000-20210	ACCOUNTS PAYABLE	0.00	
111-2000-20530	PROPERTY TAXES PAYABLE	11,569.36	
111-2000-20540	NOTES PAYABLE	3,945,000.00	
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 08/31/2026**

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	**4,285,964.09**
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		14,228,545.12
Total Expense		4,898,312.21
Revenues Over/Under Expenses		**9,330,232.91**
	Total Equity and Current Surplus (Deficit):	**37,317,364.72**
	Total Liabilities, Equity and Current Surplus (Deficit):	**41,603,328.81**

Balance Sheet **As Of 08/31/2026**

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	47,001.64	
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82	
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94	
922-2000-28205	WEDC LOANS/CURRENT	90,052.24	
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51	
922-2000-28247	JARRARD LOAN	9,258.28	
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75	
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20	
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,483,515.28	
922-2000-29150	NET PENSION LIABILITY	220,716.17	
922-2000-29151	SDBF LIABILITY	7,871.00	
	Total Liability:	**30,160,213.83**	
Equity			
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25	
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00	
	Total Beginning Equity:	**-21,322,677.25**	
Total Revenue		-9,600,000.00	
Total Expense		-849,868.56	
Revenues Over/Under Expenses		**-8,750,131.44**	
	Total Equity and Current Surplus (Deficit):	**-30,072,808.69**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**87,405.14**

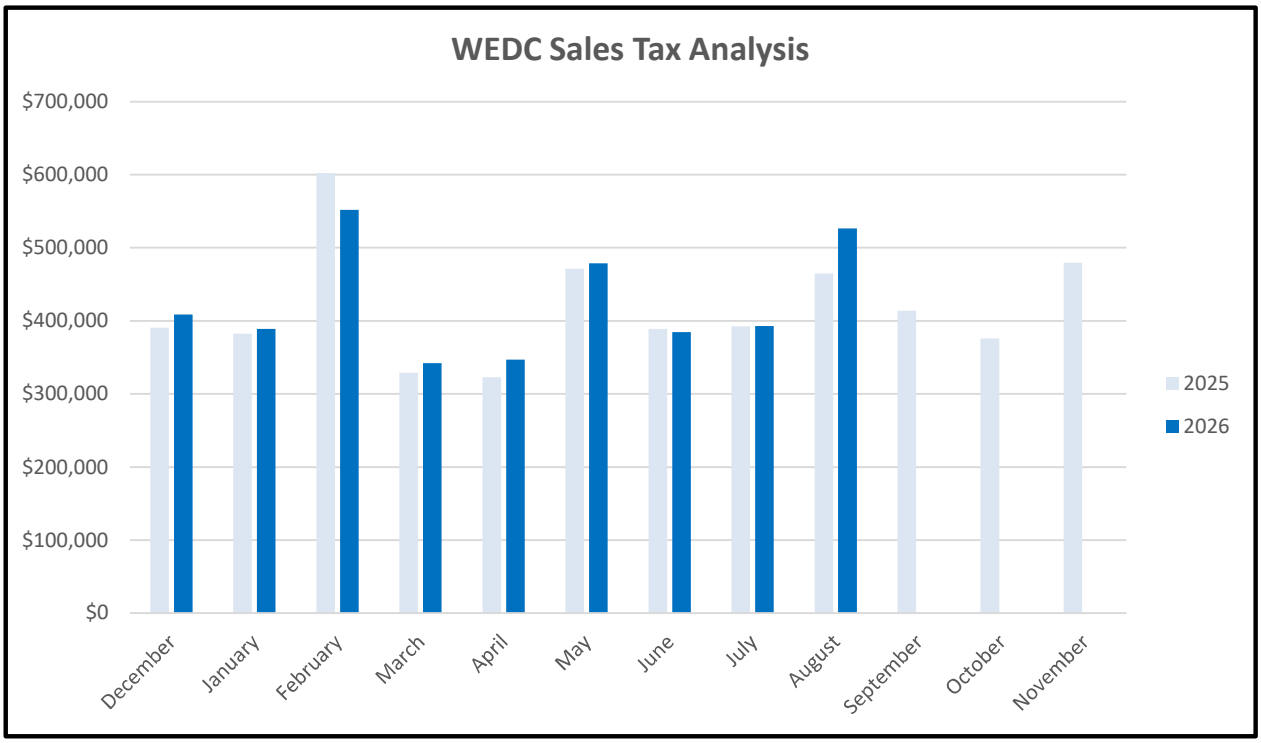
Wylie Economic Development Corporation

SALES TAX REPORT

August 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	$ -		
OCTOBER	$ 377,466.67	$ 402,154.81	$ 376,060.96	$ -		
NOVEMBER	$ 458,694.91	$ 446,217.04	$ 479,646.12	$ -		
Sub-Total	**$ 4,611,795.64**	**$ 4,874,240.18**	**$ 5,014,687.65**	**$ 3,821,412.95**	**$ 76,265.62**	**2.04%**
Total	**$ 4,611,795.64**	**$ 4,874,240.18**	**$ 5,014,687.65**	**$ 3,821,412.95**	**$ 76,265.62**	**2.04%**



**** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months. Example: August SlsTx Revenue is actually June SlsTx and is therefore the 9th allocation in FY26.*

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

August 31, 2026

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
PHOENIX ASCENDING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	B
CATES/LANSPRING INVESTMENTS	$ 600,000.00	$ -	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ 600,000.00	$ -	$ 600,000.00	C
SCSD	$ 1,200,000.00	$ -	$ 600,000.00	$ 600,000.00	$ -	$ -	$ -	$ 1,200,000.00		$ 1,200,000.00	
TEXSTONE/TSP CP WYLIE	$ 2,000,000.00	$ -	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -	$ -	$ 2,000,000.00	$ -	$ 2,000,000.00	
MANN-MADE/G01 ENTERPRISES	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	
HELM DENTAL LABORATORY	$ 20,000.00	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	
TOWER	$ 100,000.00	$ 50,000.00	$ 50,000.00					$ 50,000.00		$ 100,000.00	
	$ 4,080,000.00	**$ 125,000.00**	**$ 1,900,000.00**	**$ 1,900,000.00**	**$ -**	**$ -**	**$ -**	**$ 3,850,000.00**	**$ 105,000.00**	**$ 4,080,000.00**	
				Deferred Outflows				*$ 3,945,000.00*			

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

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

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** C

Prepared By: Jason Greiner

Subject

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

Recommendation

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

Presented for the Board's review and approval is the September 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, Performance Agreement Summary, and the Quarterly Inventory Subledger.

REVENUES:

Sales Tax Revenue earned in July and allocated in September was $614,430.48, up 48.47% from the same period in 2025. The notable increase is due to a significant equipment purchase. Staff is determining whether this is a one-time investment or whether additional purchases will follow.

EXPENSES:

Engineering/Architectural

$10,179.00 Killian Design, LLC. - Concept Phase I

$129,881.71 Kimley Horn- General Engineer, 544 Corridor, SH 78 Sidewalks, Jackson Ave Parking, Lot 3 Parking, and Sanden Blvd. Widening

Note: End-of-year accruals will take place in October and will include incentive payments to Helm Dental Laboratory and Tower Extrusions.

WYLIE ECONOMIC DEVELOPMENT

September Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	614,430.48	4,435,843.42	-953,590.58	17.69 %
	Category: 400 - Taxes Total:	**5,389,434.00**	**5,389,434.00**	**614,430.48**	**4,435,843.42**	**-953,590.58**	**17.69%**
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	23,961.25	320,919.33	310,919.33	3,209.19 %
	Category: 460 - Interest Income Total:	**10,000.00**	**10,000.00**	**23,961.25**	**320,919.33**	**310,919.33**	**3,109.19%**
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	400.00	27,800.00	5,000.00	121.93 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	482,774.10	-2,415,538.90	83.34 %
	Category: 480 - Miscellaneous Income Total:	**2,921,113.00**	**2,921,113.00**	**400.00**	**510,574.10**	**-2,410,538.90**	**82.52%**
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
	Category: 490 - Transfers In & Other Financing Sources Total:	**0.00**	**9,600,000.00**	**0.00**	**9,600,000.00**	**0.00**	**0.00%**
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	35,072.92	527,942.12	21,101.91	3.84 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	5,463.38	83,900.61	5,545.09	6.20 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	3,514.23	62,220.90	28,606.55	31.50 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	67.22	995.26	1,036.20	51.01 %
111-5611-51440	FICA	34,232.30	34,232.30	2,085.64	31,769.07	2,463.23	7.20 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	487.77	7,429.82	576.12	7.20 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	1,023.72	-321.72	-45.83 %
	Category: 510 - Personnel Services Total:	**777,930.90**	**777,930.90**	**46,691.16**	**718,765.02**	**59,165.88**	**7.61%**
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	163.75	3,498.76	1,501.24	30.02 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	218.68	81.32	27.11 %
111-5611-52810	FOOD SUPPLIES	3,000.00	5,300.00	272.20	4,360.94	939.06	17.72 %
	Category: 520 - Supplies Total:	**8,300.00**	**10,600.00**	**435.95**	**8,078.38**	**2,521.62**	**23.79%**
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	1,000.00	0.00	0.00	1,000.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
	Category: 540 - Materials for Maintenance Total:	**10,150.00**	**8,650.00**	**0.00**	**1,975.00**	**6,675.00**	**77.17%**
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	176,500.00	1,333,500.00	88.31 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	10,655.34	209,606.76	22,663.24	9.76 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	601.96	40,929.70	180,070.30	81.48 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	922,590.86	2,277,409.14	71.17 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	13,541.20	232,976.61	43,148.39	15.63 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	5,400.00	47,988.75	26,461.25	35.54 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	518.06	5,263.63	2,636.37	33.37 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	41,000.00	9,000.00	18.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	89,700.00	640.93	62,074.69	27,625.31	30.80 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	96,053.00	7,552.47	93,141.83	2,911.17	3.03 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	41,460.58	11,539.42	21.77 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	140,060.71	475,945.48	484,354.52	50.44 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	2,049.91	350.09	14.59 %
	Category: 560 - Contractual Services Total:	**6,635,798.00**	**6,779,998.00**	**182,970.67**	**2,353,992.96**	**4,426,005.04**	**65.28%**

Budget Report **For Fiscal: 2025-2026 Period Ending: 09/30/2026**

		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	818,019.85	934,504.85	90,052.24	939,920.80	-5,415.95	-0.58 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,380,309.95	135,144.53	1,330,874.60	49,435.35	3.58 %
Category: 570 - Debt Service & Capital Replacement Total:		**1,883,248.80**	**2,314,814.80**	**225,196.77**	**2,270,795.40**	**44,019.40**	**1.90%**
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,251,614.39	0.00	11,812,650.65	438,963.74	3.58 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-11,812,650.65	11,812,650.65	0.00 %
Category: 580 - Capital Outlay Total:		**1,000,000.00**	**12,251,614.39**	**0.00**	**0.00**	**12,251,614.39**	**100.00%**
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		**-1,994,880.70**	**-4,223,061.09**	**183,497.18**	**9,513,730.09**	**13,736,791.18**	**325.28%**
Report Surplus (Deficit):		**-1,994,880.70**	**-4,223,061.09**	**183,497.18**	**9,513,730.09**	**13,736,791.18**	**325.28%**

Budget Report **For Fiscal: 2025-2026 Period Ending: 09/30/2026**

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
400 - Taxes	5,389,434.00	5,389,434.00	614,430.48	4,435,843.42	-953,590.58	17.69%
460 - Interest Income	10,000.00	10,000.00	23,961.25	320,919.33	310,919.33	3,109.19%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	400.00	510,574.10	-2,410,538.90	82.52%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
510 - Personnel Services	777,930.90	777,930.90	46,691.16	718,765.02	59,165.88	7.61%
520 - Supplies	8,300.00	10,600.00	435.95	8,078.38	2,521.62	23.79%
540 - Materials for Maintenance	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
560 - Contractual Services	6,635,798.00	6,779,998.00	182,970.67	2,353,992.96	4,426,005.04	65.28%
570 - Debt Service & Capital Replacement	1,883,248.80	2,314,814.80	225,196.77	2,270,795.40	44,019.40	1.90%
580 - Capital Outlay	1,000,000.00	12,251,614.39	0.00	0.00	12,251,614.39	100.00%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**183,497.18**	**9,513,730.09**	**13,736,791.18**	**325.28%**
Report Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**183,497.18**	**9,513,730.09**	**13,736,791.18**	**325.28%**

Budget Report **For Fiscal: 2025-2026 Period Ending: 09/30/2026**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	183,497.18	9,513,730.09	13,736,791.18
Report Surplus (Deficit):	**-1,994,880.70**	**-4,223,061.09**	**183,497.18**	**9,513,730.09**	**13,736,791.18**

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

Assets			
Cash and cash equivalents	$	10,076,234.63	
Receivables	$	762,500.00	*Note 1*
Inventories	$	27,000,191.46	
Prepaid Items	$	-	
Total Assets	$	37,838,926.09	
Deferred Outflows of Resources			
Pensions	$	112,459.55	
Total deferred outflows of resources	$	112,459.55	
Liabilities			
Accounts Payable and other current liabilities	$	336,864.19	
Unearned Revenue	$	1,200.00	*Note 2*
Non current liabilities:			
Due within one year	$	77,149.76	*Note 3*
Due in more than one year	$	29,993,011.83	
Total Liabilities	$	30,408,225.78	
Deferred Inflows of Resources			
Pensions	$	(25,054.41)	
Total deferred inflows of resources	$	(25,054.41)	
Net Position			
Net investment in capital assets	$	-	
Unrestricted	$	7,518,105.45	
Total Net Position	$	7,518,105.45	

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 09/30/2026

Account	Name	Balance	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP			
Assets			
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,074,234.63	
111-1000-10135	ESCROW	0.00	
111-1000-10150	CASH - RESTRICTED	0.00	
111-1000-10180	DEPOSITS	2,000.00	
111-1000-10198	OTHER - MISC CLEARING	0.00	
111-1000-10312	GOVERNMENT NOTES	0.00	
111-1000-10321	CERTIFICATES OF DEPOSIT	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	27,000,191.46	
111-1000-14310	PREPAID EXPENSES - MISC	0.00	
111-1000-14410	DEFERRED OUTFLOWS	3,945,000.00	
	Total Assets:	**41,783,926.09**	**41,783,926.09**
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	-3,338.35	
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	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	0.00	
111-2000-20530	PROPERTY TAXES PAYABLE	11,569.36	
111-2000-20540	NOTES PAYABLE	3,945,000.00	
111-2000-20610	RETAINAGE PAYABLE	328,120.71	

Balance Sheet **As Of 09/30/2026**

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:	**4,283,064.19**
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		14,867,336.85
Total Expense		5,353,606.76
Revenues Over/Under Expenses		**9,513,730.09**
	Total Equity and Current Surplus (Deficit):	**37,500,861.90**
	Total Liabilities, Equity and Current Surplus (Deficit):	**41,783,926.09**

Balance Sheet **As Of 09/30/2026**

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			
922-2000-20126	ICMA PAYABLE	0.00	
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64	
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82	
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94	
922-2000-28205	WEDC LOANS/CURRENT	0.00	
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51	
922-2000-28247	JARRARD LOAN	9,258.28	
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75	
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20	
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,483,515.28	
922-2000-29150	NET PENSION LIABILITY	220,716.17	
922-2000-29151	SDBF LIABILITY	7,871.00	
	Total Liability:	**30,070,161.59**	
Equity			
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25	
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00	
	Total Beginning Equity:	**-21,322,677.25**	
Total Revenue		-9,600,000.00	
Total Expense		-939,920.80	
Revenues Over/Under Expenses		**-8,660,079.20**	
	Total Equity and Current Surplus (Deficit):	**-29,982,756.45**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**87,405.14**

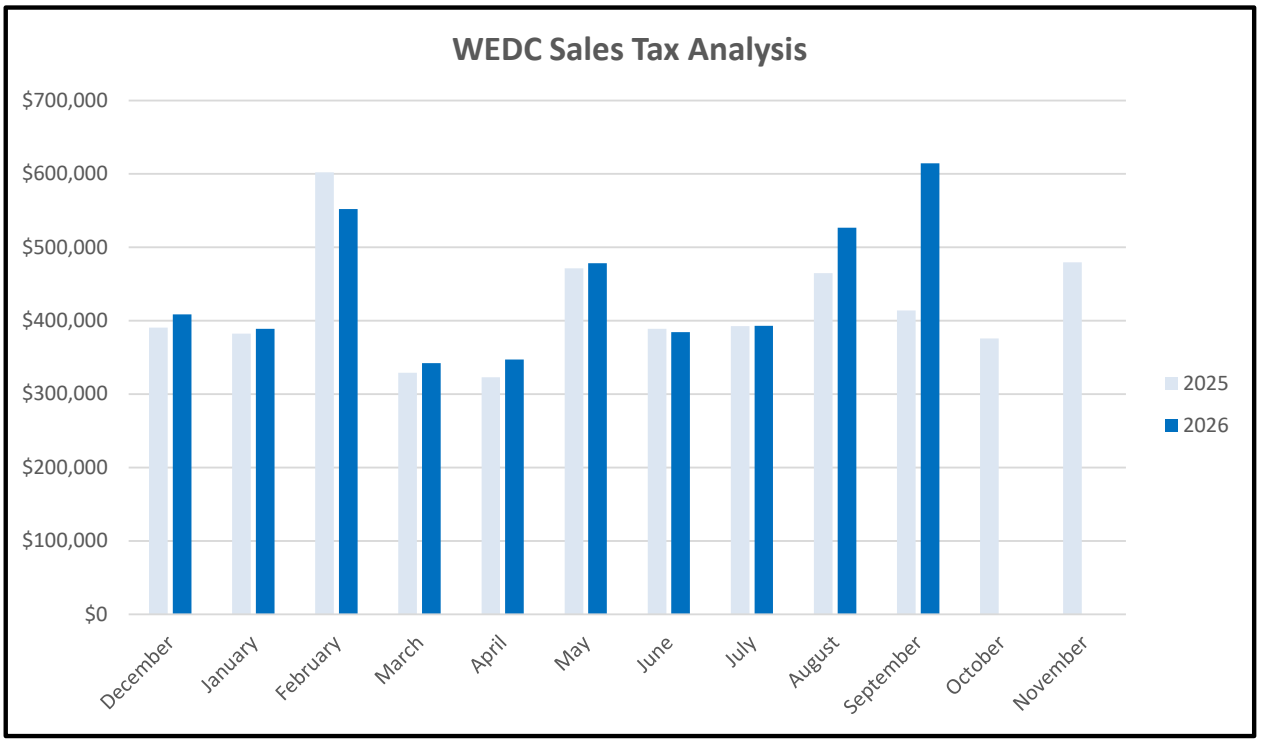
Wylie Economic Development Corporation

SALES TAX REPORT

September 30, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	$ 338,726.54	$ 374,686.38	$ 390,604.04	$ 408,728.64	$ 18,124.60	4.64%
JANUARY	$ 368,377.73	$ 393,994.39	$ 382,610.55	$ 388,798.25	$ 6,187.71	1.62%
FEBRUARY	$ 480,381.11	$ 265,491.94	$ 602,324.24	$ 551,977.23	$ (50,347.01)	-8.36%
MARCH	$ 313,686.17	$ 577,757.71	$ 329,048.32	$ 342,089.27	$ 13,040.96	3.96%
APRIL	$ 310,050.94	$ 341,335.06	$ 322,976.93	$ 347,091.95	$ 24,115.02	7.47%
MAY	$ 434,878.33	$ 448,671.55	$ 471,458.46	$ 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	$ -		
NOVEMBER	$ 458,694.91	$ 446,217.04	$ 479,646.12	$ -		
Sub-Total	**$ 4,611,795.64**	**$ 4,874,240.18**	**$ 5,014,687.65**	**$ 4,435,843.43**	**$ 276,862.85**	**6.657%**
Total	**$ 4,611,795.64**	**$ 4,874,240.18**	**$ 5,014,687.65**	**$ 4,435,843.43**	**$ 276,862.85**	**6.657%**



**** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months. Example: September SlsTx Revenue is actually July SlsTx and is therefore the 10th allocation in FY26.*

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

September 30, 2026

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
PHOENIX ASCENDING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	B
CATES/LANSPRING INVESTMENTS	$ 600,000.00	$ -	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ 600,000.00	$ -	$ 600,000.00	C
SCSD	$ 1,200,000.00	$ -	$ 600,000.00	$ 600,000.00	$ -	$ -	$ -	$ 1,200,000.00		$ 1,200,000.00	
TEXSTONE/TSP CP WYLIE	$ 2,000,000.00	$ -	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -	$ -	$ 2,000,000.00	$ -	$ 2,000,000.00	
MANN-MADE/G01 ENTERPRISES	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	
HELM DENTAL LABORATORY	$ 20,000.00	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	
TOWER EXTRUSIONS	$ 100,000.00	$ 50,000.00	$ 50,000.00					$ 50,000.00		$ 100,000.00	
	$ 4,080,000.00	**$ 125,000.00**	**$ 1,900,000.00**	**$ 1,900,000.00**	**$ -**	**$ -**	**$ -**	**$ 3,850,000.00**	**$ 105,000.00**	**$ 4,080,000.00**	
				Deferred Outflows				$ 3,945,000.00			

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

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

Wylie Economic Development Corporation

Inventory Subledger (Land)
September 30, 2026

	Property	Purchase Date	Address	Acreage	SF	Improvements		Cost Basis	Sub-totals
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	20691		n/a	$ 202,045.00	
	Heath	12/28/05	706 Cooper	0.4640	20212	$ 180,414.00	3,625	$ 186,934.22	
	Perry	9/13/06	707 Cooper	0.4910	21388		n/a	$ 200,224.00	
	Bowland/Anderson	10/9/07	Cooper Dr.	0.3720	16204		n/a	$ 106,418.50	
	Duel Products	9/7/12	704 Cooper Dr.	0.5000	21780		n/a	$ 127,452.03	
	Randack	10/23/12	711-713 Cooper Dr.	1.0890	47437		n/a	$ 400,334.00	
	Lot 2R3	7/24/14	Cooper Dr.	0.9500	41382		n/a	$ 29,056.00	$ 1,252,463.75
Regency Dr.	Steel/Hooper	12/29/22	Lot 2R Helmberger Industrial Park	3.6885	160671		n/a	$ 345,441.57	$ 345,441.57
544 Corridor	Blakey	9/29/25	Davidson Survey, Tract 46 & 42	8.573	373440		n/a	$ 4,481,819.61	
	Dempsey	12/17/25	2002 W Kirby St	3.660	159430		n/a	$ 2,266,681.38	
	Wylie Square One/Kim	6/2/26	FM 544 Corridor	8.262	359893		n/a	$ 5,013,885.41	
	L.M.B./Benson	6/3/26	FM 544 Corridor	1.03	44867		n/a	$ 925,710.82	
	Keles	7/7/26	FM 544 Corridor	3.95	172062		n/a	$ 3,617,942.40	$ 16,306,039.62
544 Gateway	Lot 3R	Replat 1/23	544 Gateway Addition	0.846	36847		n/a	$ 452,217.10	
Lots Sold: 6, 1R, 5R, & 2R	Lot 4R	Replat 1/23	544 Gateway Addition	1.183	51518		n/a	$ 632,271.85	
	Lot 7R	Replat 1/23	544 Gateway Addition	0.931	40576		n/a	$ 497,982.50	$ 1,582,471.45
Downtown	Heath	3/17/14	104 N. Jackson	0.1720	7492		n/a	$ 220,034.00	
	Udoh	2/12/14	109 Marble	0.1700	7405		n/a	$ 70,330.00	
	Peddicord	12/12/14	100 W. Oak St	0.3481	15163		n/a	$ 486,032.00	
	City Lot	12/12/14	108/110 Jackson	0.3479	15155		n/a	$ -	
	Pawn Shop/All The Rave	1/7/22	104 S. Ballard	0.0860	3746		n/a	$475,441.20	
	FBC Lot	6/15/16	111 S. Ballard St	0.2000	8712		n/a	$ 150,964.00	
	FFA Village	1/7/18	102. N. Birmingham	0.1700	7405		n/a	$ 99,804.00	
	Boyd	7/28/21	103 S. Ballard	0.0760	3311		n/a	$ 328,792.20	
	Keefer	10/27/21	401 N. Keefer Dr	0.4890	21301		n/a	$ 237,951.39	
	Parupia	8/19/22	200 W Brown	0.0770	3354		n/a	$ 159,325.57	
	UP Lot	9/30/22	UP Lot	0.4760	20735		n/a	$ 82,126.92	
	Brothers JV	2/26/19	306 & 308 N. 2nd Street	0.3770	16422		n/a	$ 145,923.04	
	Pulliam	2/27/19	300 N. 2nd Street	0.2570	11195		n/a	$ 218,472.20	
	Swayze	4/18/19	208 N. 2nd Street	0.2580	11238		n/a	$ 187,501.40	
	Swayze	5/9/19	204 N. 2nd Street	0.2580	11238		n/a	$ 187,658.20	
	Kreymer	10/9/19	302 N. 2nd Street	0.1290	5619	$ 207,286.00	1,386	$ 187,941.76	
	City of Wylie	5/14/20	ROW Purchase/Alleys	0.6126	26685		n/a	$ 26,684.86	$ 3,264,982.74
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.1190	48744		n/a	$ 409,390.00	
	Murphy	3/7/19	701 S. Ballard	0.2000	8712		n/a	$ 172,487.04	
	Marlow	3/31/22	305 S. Ballard	0.1865	8125		n/a	$ 186,154.60	
	Braley	7/22/19	503 S. Ballard	0.2558	11142		n/a	$ 177,397.96	$ 945,429.60
Brown & 78	Lot 2	Final Plat 10/24	506 N. St Hwy 78	1.0144	44188		n/a	$ 339,071.64	
Cooper Plaza	Lot 3	Final Plat 10/25	504 N. St Hwy 78	0.9072	39518		n/a	$ 303,236.92	
(Lot 1 Sold)	Lot 4	Final Plat 10/26	502 N. St Hwy 78	1.6154	70365		n/a	$ 539,937.90	
	Lot 5	Final Plat 10/27	500 N St Hwy 78	1.8135	78996		n/a	$ 606,166.90	
	Lot 6	Final Plat 10/28	510 N. St Hwy 78	2.9784	129737		n/a	$ 995,522.25	
	Lot 7	Final Plat 10/29	514 N. St Hwy 78	1.5540	67692		n/a	$ 519,426.93	$ 3,303,362.54
			Total	**52.6124**		**$ 387,700.00**	**5,011**	**$ 27,000,191.27**	**$ 10,694,151.65**

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** D

Prepared By: Jason Greiner

Subject

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

Recommendation

Discussion

This item will be removed from the Consent Agenda and considered at a later date.

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** 1

(Staff Use Only)

Prepared By: Jason Greiner

Subject

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

Recommendation

Staff recommends that the WEDC Board of Directors elect officers for the upcoming year.

Discussion

Section 5.02 of the WEDC Bylaws states:

"The Vice President shall be elected by the Board and shall serve a term of one (1) year. On the expiration of the term of office of the Vice President, the Vice President shall succeed to the office of President, the then-current President shall cease to be President but shall continue as a member of the Board, and the Board shall elect a new Vice President from among its Members to hold such office. The term of office of the President and Vice President shall always be for a period of one year; provided, however, that the President and Vice President continue to serve until the election of the new Vice President.

The Secretary and Treasurer shall be selected by the members of the Board and shall hold office for a period of one (1) year; provided, however, that they shall continue to serve until the election of their successors. Elections shall be held in October at a regular or special meeting of the Board."

Accordingly, each year, after the Wylie City Council selects WEDC Board Members, the WEDC elects officers for the upcoming year. For your review is ARTICLE V: OFFICERS of the WEDC Bylaws, which provides for the selection of officers and their duties.

Election will be needed for the roles of Vice President, Secretary, and Treasurer. **Please note that any two positions may be held by the same person, except for the offices of President and Secretary.*

The 2025-2026 WEDC Board Officers were:

Blake Brininstool ..... President
Harold Smith ..... Vice President
Melisa Whitehead ..... Secretary
(Vacant) ..... Treasurer
Demond Dawkins ..... Immediate Past President/Board Member

Attachment:
WEDC Bylaws, Article V

The duly appointed members of the Board shall serve without compensation but shall be reimbursed for actual or commensurate cost of travel, lodging and incidental expense while on official business of the Board in accordance with State law.

4.11 Voting; Action of the Board of Directors

Directors must be present in order to vote at any meeting. Unless otherwise provided in these Bylaws or in the Articles of Incorporation or as required by law, the act of a simple majority present shall be the act of the Board of Directors. In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from the vote, unless the Board determines that no conflict of interest exists. Any Director may bring to the attention of the meeting any apparent conflict of interest or potential conflict of interest of any other Director, in which case the Board shall determine whether a true conflict of interest exists before any vote shall be taken regarding that particular matter. The Director as to whom a question of interest has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists.

4.12 Board's Relationship with City Council

In accordance with State law, the City Council shall require that the Wylie Economic Development Corporation be responsible to it for the proper discharge of its duties assigned in this article. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the Articles of Incorporation, these Bylaws, contracts entered into with the City, and budget and fiduciary responsibilities.

4.13 Board's Relationship with Administrative Departments of the City

Any request for services made to the administrative departments of the City shall be made by the Board of its designee in writing to the City Manager. The City Manager may approve such request for assistance from the Board when he/she finds such requested services are available within the administrative departments of the City and that the Board has agreed to reimburse the administrative department's budget for the costs of such services so provided.

4.14 Board Handbook

The Board has established a Board Member Handbook setting forth additional expectations and requirements applicable to members of the Board. All Board members shall be given a copy of the Board Member Handbook and shall familiarize themselves with its contents. The Board Member Handbook may be modified by the Board from time to time.

ARTICLE V
OFFICERS

5.01 Officers of the Corporation

The elected officers of the Corporation shall be a President, Vice President, Secretary, and Treasurer. The Board may resolve to elect one or more Assistant Secretaries or one or more Assistant Treasurers as it may consider desirable. Such officers shall have the authority and perform the duties of the office as the Board may from time to time prescribe or as the Secretary or Treasurer may from time-to-time delegate to his/her respective Assistant. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

5.02 Selection of Officers

The Vice President shall be elected by the Board and shall serve a term of one (1) year. On the expiration of the term of office of the Vice President, the Vice President shall succeed to the office of President, the then-current President shall cease to be President but shall continue as a member of the Board, and the Board shall elect a new Vice President from among its Members to hold such office. The term of office of the President and Vice President shall always be for a period of one year; provided, however, that the President and Vice President continue to serve until the election of the new Vice President.

The Secretary and Treasurer shall be selected by the members of the Board and shall hold office for a period of one (1) year; provided, however, that they shall continue to serve until the election of their successors. Elections shall be held in October at a regular or special meeting of the Board.

Any officer meeting the qualifications of these Bylaws may be elected to succeed himself/herself or to assume any other office of the Corporation.

5.03 Vacancies

Vacancies in any office which occur by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by the Board of Directors for the unexpired portion of the term of that office in the same manner as other officers are elected to office.

5.04 President

1. The President shall be the presiding officer of the Board with the following authority:

    a. Shall preside over all meetings of the Board.

    b. Shall have the right to vote on all matters coming before the Board.

    c. Shall have the authority, upon notice to the members of the Board, to call a special meeting of the Board when in his/her judgment such meeting is required.

    d. Shall have the authority to appoint standing committees to aid and assist the Board in its business undertakings of other matters incidental to the operation and functions of the Board.

    e. Shall have the authority to appoint ad hoc committees which may address issues of a temporary nature or concern or which have a temporary effect on the business of the Board.

2. In addition to the above mentioned duties, the President shall sign with the Secretary of the Board any deed, mortgage, bonds, contracts, or other instruments which the Board of Directors has approved and unless the execution of said document has been expressly delegated to some other officer or agent of the Corporation, including the Director of Economic Development, by appropriate Board resolution, by a specific provision of these Bylaws, or by statute. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

5.05 Vice President

In the absence of the President, or in the event of his/her inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as upon the President. The Vice President shall also perform other duties as from time to time may be assigned to him/her by the President.

5.06 Secretary

The Secretary shall keep or cause to be kept, at the registered office a record of the minutes of all meetings of the Board and of any committees of the Board. The Secretary shall also file a copy of said Minutes with the City and the same to be given, in accordance with the provisions of these Bylaws, or as required by the Open Meetings Act or the Open Records Act or other applicable law. The Secretary shall be custodian of the corporate records and seal of the Corporation, and shall keep a register of the mailing address and street address, if different, of each director.

5.07 Treasurer

The Treasurer shall be bonded for the faithful discharge of his/her duties with such surety or sureties and in such sum as the Board of Directors shall determine by Board resolution, but in no event shall the amount of such bond be less than an amount equal to the average of the sums which the Treasurer has access to and the ability to convert during a twelve (12) month period of time. The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation. The Treasurer shall receive and give receipt for money due and payable to the Corporation from any source whatsoever, and shall deposit all such moneys in the name of the Corporation in such bank, trust corporation, and/or other depositories as shall be specified in accordance with Article VII of these Bylaws. The treasurer shall, in general, perform all the duties incident to that office, and such other duties as from time to time assigned to him/her by the President of the Board.

5.08 Assistant Secretaries and Assistant Treasurers

The Assistant Secretaries and Assistant Treasurers, if any, shall in general, perform such duties as may be assigned to them by the Secretary or the Treasurer, or by the President of the Board of Directors.

5.09 Director of Economic Development

The Corporation may employ a Director of Economic Development. The Director of Economic Development shall serve as the Chief Executive Officer of the Corporation and shall oversee all administrative functions of the Corporation. The Director shall develop policies and procedures for the Corporation including financial, accounting, and purchasing policies and procedures to be approved by the Board and City Council. The Director of Economic Development is hereby authorized to make purchases and/or expenditures not exceeding $25,000.00 without obtaining any approval or consent.

5.10 Other Employees

The Corporation may employ such full or part-time employees as needed to carry out the programs of the Corporation.

5.11 Contracts for Services

The Corporation may contract with any qualified and appropriate person, association, corporation

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

ARTICLE VI
COMMITTEES

6.01 Qualifications for Committee Membership

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

6.02 Standing Committees

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

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

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

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

6.03 Special Committees

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

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

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** 2

(Staff Use Only)

Prepared By: Jason Greiner

Subject

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

Recommendation

Staff recommends that the WEDC President establish a regular meeting date and time for 2026-2027.

Discussion

Section 4.07 of the WEDC Bylaws state:
"The President of the Board shall set regular meeting dates and times at the beginning of his/her term."

WEDC Board Meetings are currently formally set for the third Wednesday of each month at 7:30 a.m. With officers elected via the previous Action Item, the WEDC President is required to establish the Regular Meeting date/time. Attached for our review are the WEDC Bylaws, Section 4.07.

Should the Board continue to meet on the third Wednesday of each month, regular meetings would take place on the following dates during the President's term:

November 18, 2026	Board Retreat
December 16, 2026	Board Retreat & Holiday Discussion
* March 17, 2027	WISD Spring Break March 15-19
October 20, 2027	TEDC Annual Conference (Dallas) Oct 20-22

*Potential known conflicts have been identified for review by the Board. Once meeting dates have been established for the calendar year, staff will provide calendar appointments to the Board accordingly.

Attachment: WEDC Bylaws, Section 4.07

funds left unexpended and any commitment made on said unexpended funds.

4.05 Implied Duties

The Wylie Economic Development Corporation is authorized to do that which the Board deems desirable to accomplish any of the purposes or duties set out or alluded to in Section 4.04 of these Bylaws and in accordance with State law.

4.06 Tenure

Directors will be elected to serve terms of three (3) years, and Directors may serve for an unlimited number of consecutive terms.

4.07 Meetings; Notice; Conduct

The Board shall attempt to meet at least once each month within the city of Wylie, at a place and time to be determined by the President. All meetings of the Board shall provide notice thereof as provided and as required by the Open Meetings Act. Any member of the Board may request that an item be placed on the agenda by delivering the same in writing to the secretary of the Board prior to the posting of the notice required by the Open Meetings Act. The President of the Board shall set regular meeting dates and times at the beginning of his/her term. Special Meetings may be called by any member of the Board in accordance with the provisions of the Open Meetings Act.

The notice shall contain information regarding the particular time, date, and location of the meeting and the agenda to be considered. All meetings shall be conducted in accordance with the Open Meetings Act.

The annual meeting of the Board of Directors shall be held in October of each year. The Board may retain the services of a recording secretary if required.

4.08 Attendance; Vacancy

Regular attendance of the Board meetings is required of all Members. The following number of absences may require replacement of a member: three (3) consecutive absences, or attendance reflecting absences constituting 25% of the Board's regular meetings over a 12-month period. In the event that the Board elects to replace the member violating the attendance requirements, the member will be notified by the President and, subsequently, the President shall submit in writing to the City Secretary the need to replace the Board member in question. Any vacancy on the Board shall be filled by appointment by the City Council of a new member or members meeting the qualifications set out in Section 4.02 above. When a person is appointed to fill a vacancy on the Board of Directors to finish out the remainder of a former Director's term, the term served by the appointee shall not count as a full term by such appointee for purposes of the term limits set forth in Section 4.06 above.

4.09 Quorum

A majority of the entire membership of the Board of Directors shall constitute a quorum and shall be required to convene a meeting. If there is an insufficient number of Directors present to convene the meeting, the presiding officer shall adjourn the meeting.

4.10 Compensation

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** 3

(Staff Use Only)

Prepared By: Jason Greiner

Subject

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

Recommendation

Motion 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.

Discussion

As the Board is aware, the WEDC began assembling property in 2016 as part of a larger redevelopment project, now known as the 544 Gateway Addition. This project involved significant environmental remediation, received a Ready to Reuse Certificate from the EPA, and included removal of dilapidated structures and significant site work and infrastructure necessary to market lots for development.

The Real Estate Sales Contract between Broadus Services, LLC/Stable Towers, LLC and the WEDC is for the 1.183-acre Lot 4R at 544 Gateway Addition.

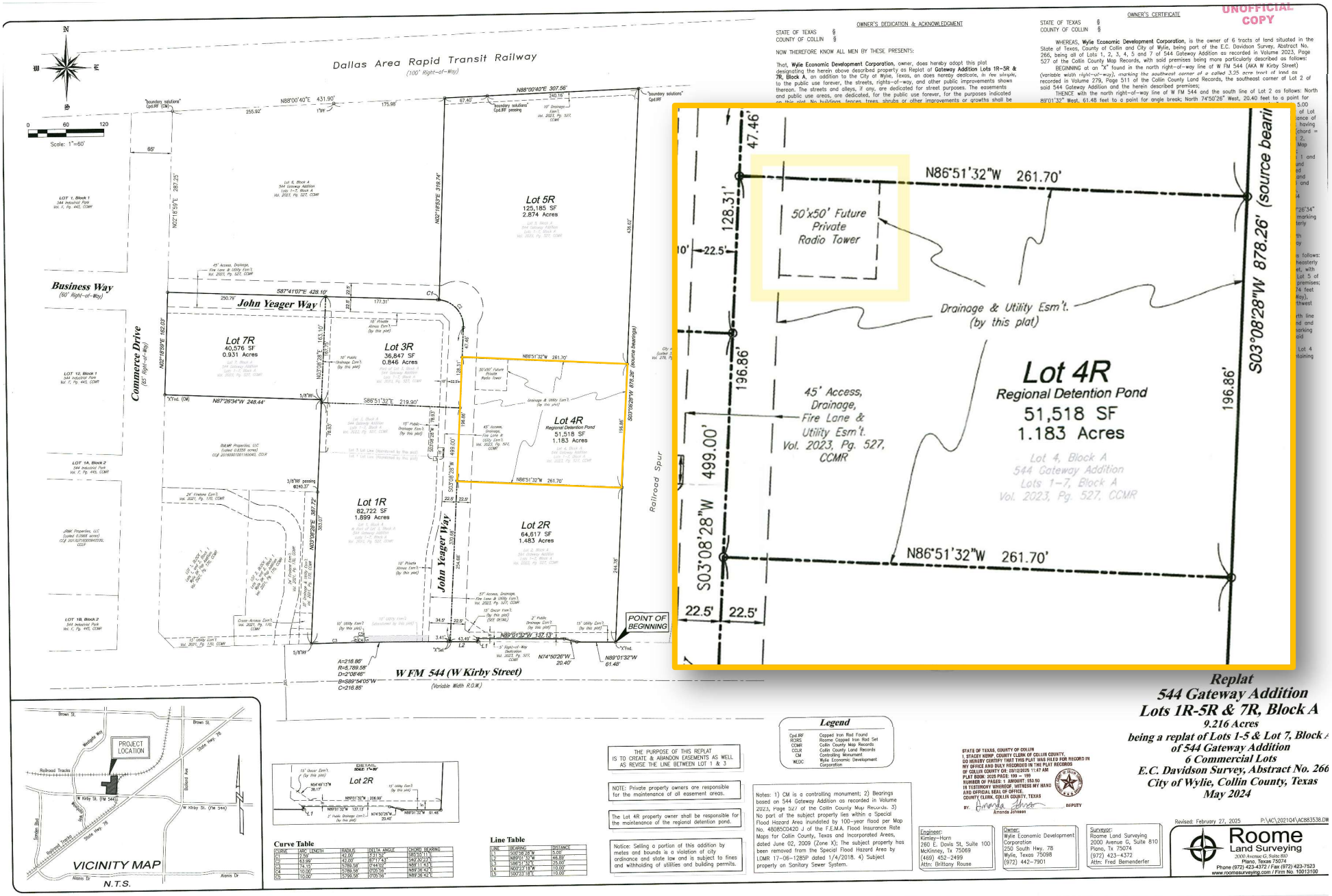
Analysis:

- Lot Size: 1.183 acres or 51,531 square feet
- Sales Price: $65,000
- Feasibility Period: 120 Days
- Closing Date: 30 Days

It is important to note that the majority of Lot 4R consists of a regional stormwater detention area and the only usable acreage was specifically designed to accommodate a cell tower. The Deed delivered at Closing will include a deed restriction that after Closing, (i) neither Purchaser nor any future owner of the Property shall remove, block access to, or modify the Detention Area in a manner that obstructs, prevents, slows, or reduces the flow of stormwater into the Detention Area from any other portion of the development, and (ii) the Property shall not be used for any purpose or use that adversely affects the Detention Area.

Attachment: Final Plat

UNOFFICIAL COPY



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	4.09'	142.00'	1°37'59"	S85°50'13"E
C2	63.09'	42.00'	87°17'43"	S42°30'13"E
C3	74.15'	5789.58'	0°44'02"	N89°11'43"E
C4	10.00'	5789.58'	0°05'56"	N89°36'42"E
C5	10.00'	5789.58'	0°05'56"	N89°36'42"E

Line Table

LINE	BEARING	DISTANCE
L1	S00°58'28"W	5.00'
L2	N89°01'32"W	46.89'
L3	S86°51'32"E	125.00'
L4	N00°23'18"E	10.00'
L5	S00°23'18"E	10.00'

THE PURPOSE OF THIS REPLAT IS TO CREATE & ABANDON EASEMENTS AS WELL AS REVISE THE LINE BETWEEN LOT 1 & 3

NOTE: Private property owners are responsible for the maintenance of all easement areas.

The Lot 4R property owner shall be responsible for the maintenance of the regional detention pond.

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Legend

Cpd.IRF	Capped Iron Rod Found
RCSRS	Roome Capped Iron Rod Set
CCMR	Collin County Map Records
CCLR	Collin County Land Records
CM	Controlling Monument
WEDC	Wylie Economic Development Corporation

Notes: 1) CM is a controlling monument; 2) Bearings based on 544 Gateway Addition as recorded in Volume 2023, Page 527 of the Collin County Map Records. 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); The subject property has been removed from the Special Flood Hazard Area by LOMR 17-06-1285P dated 1/4/2018. 4) Subject property on Sanitary Sewer System.

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 03/12/2025 11:47 AM
PLAT BOOK: 2025 PAGE: 199 — 199
NUMBER OF PAGES: 1 AMOUNT: $50.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Amanda Johnson DEPUTY

Engineer:
Kimley-Horn
260 E. Davis St, Suite 100
McKinney, Tx 75069
(469) 452-2499
Attn: Brittany Rouse

Owner:
Wylie Economic Development Corporation
250 South Hwy. 78
Wylie, Texas 75098
(972) 442-7901

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer

Revised: February 27, 2025 P:\AC\2021\04\AC883538.DW

Roome Land Surveying
2000 Avenue G, Suite 800
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Replat
544 Gateway Addition
Lots 1R-5R & 7R, Block A
9.216 Acres
being a replat of Lots 1-5 & Lot 7, Block A of 544 Gateway Addition
6 Commercial Lots
E.C. Davidson Survey, Abstract No. 266
City of Wylie, Collin County, Texas
May 2024

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** 4

Prepared By: Jason Greiner

Subject

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

Recommendation

Motion 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.

Discussion

City Council approved a Performance Agreement with Project 2025-8i in the amount of $25,000 on January 13, 2026. Subsequently, the WEDC approved the same on January 21, 2026, with the project receiving final WEDC approval on February 18, 2026.

Mann-Made purchased the additional machinery and equipment but experienced unforeseen delays related to equipment repairs, including issues with the hydraulic pump and oil system. As provided for in the Performance Agreement, Mann-Made requested a 90-day extension to the completion deadline, which extended its original deadline from August 18, 2026, to November 16, 2026.

Mann-Made is actively working to repair the equipment and troubleshoot solutions to get it fully operational. However, they are still facing delays in contractor availability to install the extrusion press due to surgery. Staff believes that one additional extension will give them ample time to get the equipment up and running.

This First Amendment provides an 180-day extension to Section (a)(i) (CO Deadline), modifying the completion deadline from 11-16-26 to 5-15-27 to allow the company additional time to complete the installation.

Original Analysis:

- CO Deadline: August 18, 2026
- Amended Deadline with 90-Day Extension: November 16, 2026

As Presented:

- Amended CO Deadline with 180 Extension: May 15, 2027

II. **Performance Requirements for Economic Incentive**.

(a) Incentive No. 1: An Economic Incentive of Twenty-Five Thousand Dollars ($25,000.00) will be paid to Company upon completion of the following Performance Requirements for Incentive No. 1:

1) Receipt of documentation by WEDC of a Certificate of Occupancy for the Facility issued by the City of Wylie or a completion letter from the City's Chief Building Official verifying the installation of a new equipment line (a "Certificate of Occupancy"), approval of said documentation at the sole and absolute discretion of the WEDC, and that the Facility is open and operating as of August 18, 2026 (the "CO Deadline"); and

2) Receipt of documentation by WEDC confirming the total Project cost as evidenced by paid invoices supporting the equipment purchase, relocation, and installation costs, approval of said documentation at the sole and absolute discretion of the WEDC; and

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

4) Employment verification confirming the number of Full-Time Employees employed at the Facility, which shall not be less than Five (5) Full-Time Employees, approval of said documentation at the sole and absolute discretion of the WEDC; and

5) Eligibility expiration for the Company to qualify for this Incentive No. 1 is August 18, 2026.

FIRST AMENDMENT TO PERFORMANCE AGREEMENT

THIS **FIRST AMENDMENT TO PERFORMANCE AGREEMENT** (this "First Amendment"), is entered into and is effective as of the ____ day of October, 2026 (the "Effective Date") by and among the **WYLIE ECONOMIC DEVELOPMENT CORPORATION** a Texas economic development corporation (the "WEDC"), and **G01 ENTERPRISES, INC.,** a Texas corporation ("Company").

W I T N E S S E T H:

WHEREAS, WEDC Board of Directors and the Company entered into that certain Performance Agreement dated April 20, 2026 (the "Performance Agreement") to facilitate the Company's proposed improvements in the form of the purchase and installation of additional machinery and equipment (the "Project") to its existing building located at 710 Business Way, Wylie, Texas (the "Facility") and maintaining at least Five (5) Full-Time Employees at the Facility. The Project will have an estimated cost of One Hundred Thousand Dollars ($100,000.00); and

WHEREAS, the parties desire to amend the terms of the Performance Agreement by extending the CO Deadline timeframe as relates to the Incentive No. 1 Performance Requirements set forth in the Performance Agreement; and

WHEREAS, WEDC and Company desire to modify and amend the Performance Agreement in certain respects, as more particularly set forth in this First Amendment.

NOW, THEREFORE, in an effort to address unforeseen delays in the equipment installation and repair timeline, WEDC and Company agree to amend and modify the Performance Agreement as follows:

1. Defined Terms. Capitalized terms used but not defined in this First Amendment will have the meanings given to them in the Performance Agreement.

2. Modification of Section II.(a)1. Notwithstanding anything to the contrary contained in the Performance Agreement, Section II.(a)1 of the Performance Agreement is hereby amended to modify the CO Deadline by deleting the reference to "August 18, 2026" and replacing it with "May 15, 2027." This modification also removes The Company's ability or right to another ninety (90) day extension.

3. Ratification. Except as expressly amended herein, the Performance Agreement remains unchanged, and is a valid and binding obligation of WEDC and the Company.

4. Counterparts; Transmission. This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement. Transmission of an executed signature page of this First Amendment by email will be effective to create a binding agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to be effective as of the Effective Date.

WEDC:

Wylie Economic Development Corporation

By: _____

Name: _____

Title: _____

COMPANY:

G01 ENTERPRISES, INC., a Texas corporation

By: _____

Name: _____

Title: _____

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** 5

Prepared By: Jason Greiner

Subject

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

Recommendation

Motion 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.

Discussion

As the Board will recall, WEDC staff initially presented Project 2022-10d back in December of 2022. After further analysis and Board direction, staff took the project to City Council in January 2023. WEDC has worked to assemble approximately 25.5 acres at the northwest corner of FM 544 and South Westgate Way to facilitate a significant commercial development opportunity. These efforts have included acquiring multiple properties, coordinating development requirements, and negotiating with Costco Wholesale Corporation. In accordance with Resolution No. 2019-17(R), the Wylie City Council authorized the WEDC to formalize negotiations with Costco Wholesale Corporation and enter into a Performance Agreement with the same.

Costco plans to construct an approximately 165,000-square-foot wholesale retail facility and associated motor vehicle fueling station at 2002 W. FM 544. The proposed development will support additional retail activity within the community and is anticipated to generate substantial new taxable value and sales tax revenue for the City of Wylie. Costco has requested financial assistance from WEDC specifically related to the construction of public infrastructure and site improvements necessary to support the proposed development. These improvements will be identified in the Qualified Infrastructure exhibit attached to the Performance Agreement.

The Agreement outlines a maximum $9,500,000 infrastructure reimbursement incentive, with the Performance Measures identified as follows:

Incentive No. 1: $633,333.33

- Proof of Certificate of Occupancy (CO) within 18 months of the Effective Date.
- Documentation that at least $9,500,000 in Qualified Infrastructure improvements have been completed and accepted by the City of Wylie.
- Proof that all applicable construction and development fees have been paid.
- Proof that the Company is current on all ad valorem taxes associated with the property.

Incentives No. 2-15: $633,333.33/year

- Proof of continuous ownership of the property through each applicable anniversary of the Facility Completion Date.
- Proof that the Company is current on all ad valorem taxes associated with the property.
- Fourteen annual reimbursement payments, subject to satisfaction of the Performance Criteria outlined in the Agreement.

Economic Impact Analysis (EIA): The estimated valuation for this project is roughly $200/SF or $33MM. With the WEDC's Infrastructure Reimbursement of $9,500,000, this project will generate an estimated $24.4MM in overall tax revenue for the City of Wylie over the next 10 years. For every $1 that the WEDC invests, this company is investing $2.56 in our community. All of our financial assistance goes toward infrastructure, and we are investing sales tax revenue to eliminate the City's future need to fund TxDOT improvements or the signal at FM 544 & Sanden Blvd using property tax revenue.

Additional estimates of tax revenue generated include: $951k for Collin County, $6.6MM for Wylie ISD, and $481k for Collin College over the next 10 years. Using the adjusted $32.4MM in estimated tax revenue, for every $1 the WEDC invests, this developer is investing $3.41 in our community, and our investment would be repaid in 3.7 years.

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** DS1

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. Staff met with KSA to discuss the project overview on 7-30-26 and reviewed initial design ideas on 8-12-26 and 9-9-26.

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 will lead the Discussion regarding architectural services at Cooper Plaza.

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** DS2

Prepared By: Jason Greiner

Subject

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

Recommendation

Discussion

Staff will lead the discussion regarding WEDC Board Retreat, Work Session, and Committee Appointments. Committee Appointments will be considered at the November WEDC Board Meeting.

Committees

In accordance with the Bylaws, the President has the authority to appoint various standing committees of the Board. These committees may include:

1. **Budget, Finance and Audit Committee:** This committee is responsible for working with the Director on creating the annual budget. Once approved by the Board, they present it to the City Council as required by our Bylaws. The committee also oversees audits of the Board, whether conducted by the City or external auditors. This Committee is currently active, with Demond Dawkins and Melisa Whitehead serving as members.

2. **Committee for Business Retention and Expansion:** This committee works closely with the Director of Economic Development to keep the Board informed about business retention and expansion activities. This Committee is currently active, with Harold Smith and Melisa Whitehead serving as members.

3. **Committee for New Business Attraction and Recruitment:** This committee collaborates with the Director of Economic Development to provide updates on business attraction and recruitment activities. This Committee is currently active, with Blake Brininstool serving as a member and one seat open.

Special Committees

The President may establish other committees as needed to assist the Board. These committees, subject to Board approval, will have specific tasks. However, they do not have authority in certain critical matters, such as changing Bylaws, appointing or removing Directors or Officers, or making significant decisions about the Corporation's assets.

Active Special Committee:

- Strategic Planning Committee, with Demond Dawkins, Blake Brininstool, and Harold Smith serving as members.
- Staffing and Compensation Committee, with Harold Smith and Melisa Whitehead serving as members.

Committee Member Terms
Each committee member serves until the next Board appointment and until a successor is named. With Board approval, the President may remove a committee member when it benefits the Corporation.

Attachment: WEDC Bylaws, Section 6

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

ARTICLE VI
COMMITTEES

6.01 Qualifications for Committee Membership

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

6.02 Standing Committees

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

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

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

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

6.03 Special Committees

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

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

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

6.04 Term of Committee Members

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

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

6.05 Vacancies on Committees

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

6.6 Ex-Officio Members

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

ARTICLE VII
FINANCIAL ADMINISTRATION

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

7.01 Fiscal Year

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

7.02 Budget

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

7.03 Contracts

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

WYLIE EDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 21, 2026 **Item Number:** DS3

Prepared By: Jason Greiner

Subject

Discussion regarding the WEDC Budget.

Recommendation

Discussion

Staff will lead the discussion regarding the WEDC Budget.

WYLIE EDC

Wylie Economic Development Board

STAFF REPORT

Date: October 21, 2026 **Item Number:** DS4

Prepared By: Jason Greiner

Subject

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

Recommendation

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: Early 2027.
- 25.473 acres NW Corner FM 544 & South Westgate Way: Costco Wholesale Corporation – WEDC Board ratification on 9-9-26; Closing TBD.

Performance Agreements

- Helm Dental Laboratory Performance Agreement – Equipment has been installed; compliance verification was complete and check has been delivered.
- G01 Enterprises, Inc. Performance Agreement – 90-day extension requested. Original CO date 8-18-26; new CO date 11-16-26. First Amendment to Performance Agreement to be considered by WEDC Board on 10-21-26.
- Tower Extrusion – Building expansion is complete and the new equipment line has been installed; compliance verification is in process for final staff review.

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.
- KSA presented design concepts to the WEDC Board on 8-19-26 and 9-9-26. Based on that feedback, KSA is working on additional modifications to the design.

SH 78 Sidewalks

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

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 for infrastructure improvements.
- 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 coordinating letter of permission from Walk-Ons for grading.
- KH to revise plans and resubmit to the City once letter of permission is received.

Sanden Boulevard Widening

- KH coordinating with Atmos, AT&T, and CPKC Railroad.
- KH finalizing preliminary roll plot design to review with City and WEDC to get buyoff and move towards production of construction plans.

Additional Roadway

- KH finalized IPO and sent to WEDC.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon completed construction of the erosion control improvements.
- WEDC coordinating with McMahon on issues with erosion control improvements.

FM 544 Gateway Project

- WEDC has received the maintenance bonds.
- KH finalizing as-builts.

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 franchise utility relocation coordination for the development.

Keefer Street Infrastructure

- KH preparing IPO.

BRE & Workforce Updates:

- One BRE meeting was conducted in September.
- Ongoing discussions with major employers to obtain updated employment counts.
- Outreach to businesses for MFG Day Student Tour participation. 13 confirmed.
- Outreach to all manufacturers for the MFG Day Reception & Proclamation.
- Met with one business regarding their Performance Agreement (HS, RH, CS).
- Attended 2.5-day IEDC Training Course – BRE
- Attended MFG Day Meetings with Wylie ISD CTE.

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.
- Attended the monthly WDMA meeting and Mayor's Breakfast. (HS, MW, JG, RH)
- Staff attended/participated in monthly P&Z/CC Meetings. (JG, RH)

- Ongoing meetings for the Wylie Entrepreneur Expo. This year's keynote speaker is Brandon Hurtado of Hurtado BBQ. (JG, RH, CS, VS)
- Staff attended the Texas Notary Law Update Webinar (RH, CS, VS)
- Staff attended the Wylie Area Chamber of Commerce Annual State of Education Luncheon (RH, CS, VS)
- Staff hosted a Manufacturing Reception before City Council Proclamation (JG, RH, CS, VS)
- Sales tax revenues for October are up 9.64% and up 6.90% for the year

Upcoming Events:

- 31st Annual North Texas CCIM Sporting Clays Tournament – October 23
- Hope Under the Stars – October 24
- NTMWD Water Matters Luncheon – October 29
- Entrepreneur Expo – November 5
- Wylie Chamber Breakfast featuring Wylie Community Christian Care Center – November 17
- Wylie Area Chamber Elfin Gala – December 10

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

WYLIE ECONOMIC DEVELOPMENT

2026 September			**Special Called Board Meeting – 9th**
Day	Time	Meeting/Event	
1	8:00-9:30 am	WDMA Meeting - Mayor's Breakfast	
1-3		IEDC Business Retention & Expansion Course - Virtual – cs	
3	4:30-7:30 pm	M&D Grand Opening/Ribbon Cutting	
7	**CLOSED**	**Labor Day**	
8	6:00 pm	City Council	
8-10		*CSEF Conference - Kansas City, MO – bp,ro*	
10	8:30- 9:00 am	Leadership Wylie XXIII Opening Retreat	
17	5:01-7:00 pm	5:01 PM Professional Mixer – Walk On's	
22	11:30-1:00 pm	Annual State of Education Chamber Luncheon	
22	5:30 pm	MFG Day Reception/Proclamation at City Council Meeting	
22	6:00 pm	City Council	

2026 October			**Board Meeting – 21st**
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		Collin County State of the Market – BISNOW – jg, rh	
15	5:01-7:00 pm	5:01 PM Professional Mixer –The Brass Tap	
18-21		*IAMC Fall Forum – Columbus, OH*	
19	5:00-6:30 pm	Richard Parker Junior High Dedication Ceremony – hs, jg, rh	
20		MFG Day – Anatomy of a Construction Project	
21	8:30-1:00 pm	Collin Leadership Policy Summit	
23		31st Annual North Texas CCIM Sporting Clays Tournament – bb, jg	
24	5:45 pm	Hope Under the Stars	**RSVP Needed*
25-28		*IEDC Annual Conference – New Orleans*	
28	5:00 pm	Hampton Intermediate School Dedication – hs, jg, rh	
27	6:00 pm	City Council	
29	11:30 am	NTMWD Water Matters Luncheon	**RSVP Needed*

2026 November			**Board Meeting – 18th**
Day	Time	Meeting/Event	
1-4		*Texas Downtown Conference – Amarillo*	
3	8:30 am	WDMA Meeting	
5	11:00-5:00 pm	Wylie Entrepreneur Expo	
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	
17	8:30 am	Wylie Chamber Breakfast: Wylie Community Christian Care Center	**RSVP Needed*
18	7:30 am	WEDC- Board Meeting	
19		Hiring Red, White and YOU! Career fair - Allen	
27-28	**CLOSED**	**Thanksgiving Holiday**	

Registered TDLR Projects

July-September 2026

Project #	Project Name	Registered	Status	Facility Name	City	County	Work Type	Cost
TABS2027002133	HTPN Flower Mound FMC	9/28/2026	Project Registered	Wylie West	Wylie	Collin	Renovation/Alteration	$480,287
TABS2027001829	Walmart 6078, Wylie TX	9/24/2026	Review Complete	Walmart 6078	Wylie	Collin	Renovation/Alteration	$2,036,369
TABS2027001230	ROSINNI NAIL BAR	9/16/2026	Project Registered	ALBERT RETAIL SHELL BLDG LOT 2	Wylie	Collin	Renovation/Alteration	$150,000
TABS2027000582	Costco Wylie, TX - Fuel Center	9/9/2026	Project Registered	Costco	Wylie	Collin	New Construction	$2,076,020
TABS2027000580	Costco Wylie, TX	9/9/2026	Project Registered	Costco	Wylie	Collin	New Construction	$40,186,744
TABS2026027311	Wylie Executive Suite	8/7/2026	Review Complete	Wylie Executive Suites	Wylie	Collin	Renovation/Alteration	$75,000
TABS2026026390	Regency Warehouses	7/28/2026	Project Registered	Warehouses	Wylie	Collin	New Construction	$1,400,000
TABS2026026362	Shake Shack 1846 Wylie	7/28/2026	Review Complete	Shake Shack 1846 Wylie	Wylie	Collin	New Construction	$1,302,000
TABS2026026360	NTMWD – Wylie Service Center	7/28/2026	Review Complete	NTMWD – Wylie Service Center	Wylie	Collin	Renovation/Alteration	$5,390,729
TABS2026026077	Woodbridge Crossing Lot 1R	7/24/2026	Project Registered	Woodbridge Crossing Lot 1R	Wylie	Collin	New Construction	$2,700,000
TABS2026025622	Avalon Music School	7/20/2026	Project Registered	Avalon Music School	Wylie	Collin	Renovation/Alteration	$68,520

QUARTERLY UPDATE

SPEAK LOUD GROUP
Marketing & Advertising Experts

WYLIE ECONOMIC DEVELOPMENT

DINESHOPPLAY
TEXAS

DATA

TOP PERFORMERS

RONI MAC
BLACK ROCK
HEB
WITTY WICK
DEAR SORELLA

Followers

8,996

Impressions

168,310

ACTIONS TAKEN TO BUSINESS PAGES

4,442

SOCIAL MEDIA RESCUE

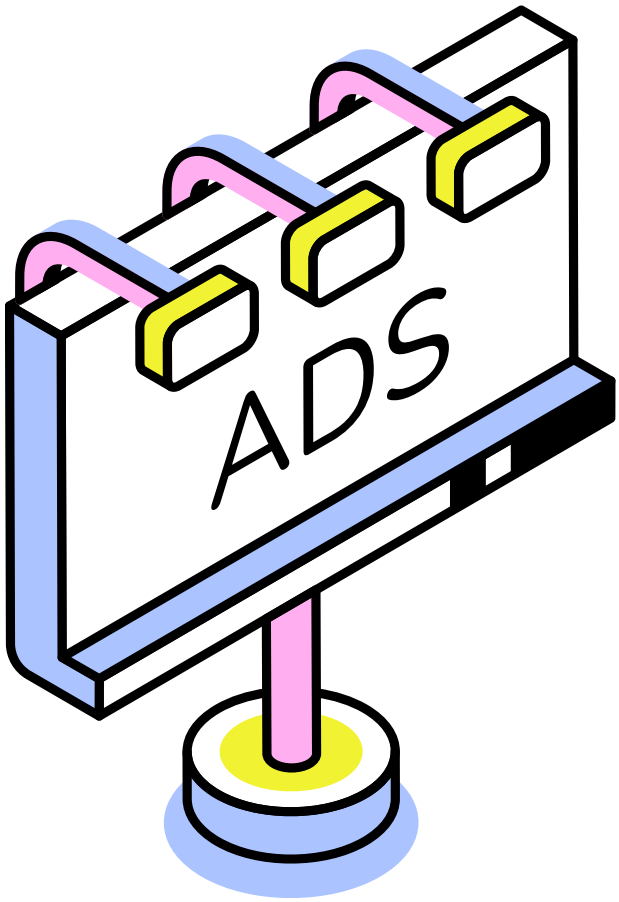
Fall 2026 Completed

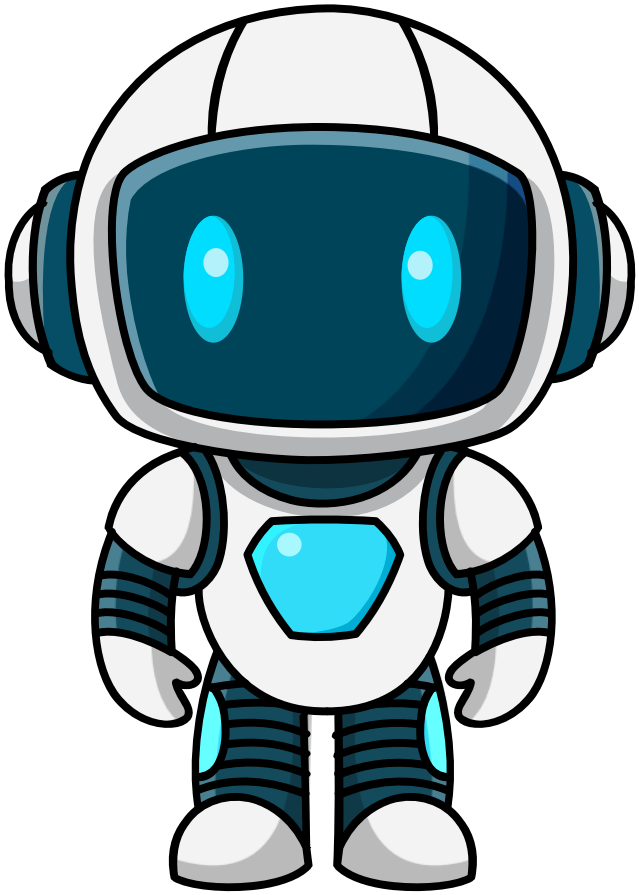
8 Total Attendees

Newest Updates:
Single Day Sprint 10am - 4pm
Update Teachings more AI, Platforms and Creation

Executed and Coming

SMR Fall 2026
Entrepreneur Expo
Grinch 2026
AI and Ads Class Early 2027
SMR Spring 2027





SOCIAL MEDIA

SOCIAL MEDIA ORGANIC

EDC

Followers	Impressions
2,505	67,310

Discover Wylie

Followers	Impressions
26,360	310,110

Historic Downtown Wylie

Followers	Impressions
4,347	141,500

SOCIAL MEDIA

SOCIAL MEDIA ADS

Swift Event
Historic Downtown Page Growth
WDMA Account 3 Events
WEE Launch and Tickets
WEE Retarget

Off / On	Campaign	Delivery	Actions	Attribution setting	Results	Cost per result	Budget	Amount spent
	WEE Initial Launch	Active	3 recommendations	7-day click or ... All conversions	8,974 Link clicks	$0.16 Per Link Click	Using ad set bu...	$1,419.60
	HDW Engage	Completed		7-day click or ... All conversions	1,859 Follows or likes	$0.27 Per Follow or like	Using ad set bu...	$493.61
	New Traffic Campaign	Active	2 recommendations	7-day click or ... All conversions	1,485 Link clicks	$0.18 Per Link Click	$10.00 Daily	$271.74
	swift event	Completed		7-day click or ... All conversions	389 Landing Page Views	$0.23 Per Landing Page Vie...	Using ad set bu...	$90.51