

# Wylie Economic Development Corporation

## Board Regular Meeting

November 19, 2025 – 7:30 AM

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



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### CALL TO ORDER

### INVOCATION & PLEDGE OF ALLEGIANCE

### COMMENTS ON NON-AGENDA ITEMS

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

### CONSENT AGENDA

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

- A. Consider and act upon approval of Minutes from the October 15, 2025 Regular Meeting and the October 24, 2025 Work Session of the WEDC Board of Directors.
- B. Consider and act upon approval of the October 2025 WEDC Treasurer's Report.

### REGULAR AGENDA

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

### DISCUSSION ITEMS

- DS1. Discussion regarding the WEDC Board Retreat/Work Session.
- DS2. Discussion regarding WEDC Bylaws.
- DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

### EXECUTIVE SESSION

#### **Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.**

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

- (1) when the governmental body seeks the advice of its attorney about:
  - (A) pending or contemplated litigation; or
  - (B) a settlement offer; or

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

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

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

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

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

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

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

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

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

**RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

**FUTURE AGENDA ITEMS**

**ADJOURNMENT**

**CERTIFICATION**

I certify that this Notice of Meeting was posted on November 13, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

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

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

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

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

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

§ 551.087 – Discussing certain economic development matters.

# Minutes

## Wylie Economic Development Corporation Board of Directors Regular Meeting

October 15, 2025 – 7:30 A.M.  
WEDC Offices – Conference Room  
250 S Hwy 78 – Wylie, TX 75098

### **CALL TO ORDER**

*Announce the presence of a Quorum*

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

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

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

### **INVOCATION & PLEDGE OF ALLEGIANCE**

Rachael Hermes gave the invocation, and Melisa Whitehead led the Pledge of Allegiance.

### **COMMENTS ON NON-AGENDA ITEMS**

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

### **CONSENT AGENDA**

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

- A. Consider and act upon approval of the Minutes from the September 17, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of September 2025 WEDC Treasurer's Report.**
- C. Consider and act upon a Performance Agreement between the WEDC and SCSD-Finnell, Ltd.**

### **Board Action**

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

### **REGULAR AGENDA**

- 1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2025-2026.**

### **Discussion**

Staff discussed the annual Election of Officers for the roles of Vice President, Secretary, and Treasurer. In accordance with the Bylaws, the Vice President serves a term of one year and succeeds to the office of President on the expiration of the term of office of the Vice President. President Dawkins noted that, due to his profession, he cannot serve as Treasurer for any organization. Staff discussed the role of the Secretary and the associated duties in the purchase order approval process.

### **Board Action**

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to appoint Harold Smith as Vice President. A vote was taken, and the motion passed 5-0.

A motion was made by Blake Brininstool, seconded by Alan Dayton, to appoint Melisa Whitehead as Secretary. A vote was taken, and the motion passed 5-0.

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to appoint Alan Dayton as Treasurer. A vote was taken, and the motion passed 5-0.

## **2. Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2025-2026.**

### **Discussion**

The Board reviewed the calendar and potential conflicts, and discussed continuing to hold the WEDC Board Meetings on the third Wednesday of each month at 7:30 a.m.

### **Board Action**

A motion was made by Demond Dawkins, seconded by Alan Dayton, to keep the WEDC Board of Directors Regular Meeting Date and Time of the third Wednesday of each month at 7:30 a.m. A vote was taken, and the motion passed 5-0.

## **3. Consider and act upon a Third Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC.**

### **Discussion**

Staff reminded the Board that the WEDC approved a Purchase and Sale Agreement with Aktrian Holdings, LLC for the sale of all of Lot 3, Block B, Regency Business Park Addition, Phase One, a 0.650-acre lot for \$130,000.00 on October 16, 2024. Staff noted the Board approved a First Amendment to the Purchase and Sale Agreement on March 19, 2025, and a Second Amendment on July 16, 2025. Staff shared that this item is being brought back to the Board due to additional delays related to drainage and detention on site. The extension of the Feasibility Period provides sufficient time to comply with the City Planning & Zoning approval process. The proposed Third Amendment extends the Feasibility Period deadline by 90 days, from October 12, 2025, to January 10, 2026.

### **Board Action**

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve a Third Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC, and further authorize the Board President or his/her designee to execute said agreement. A vote was taken, and the motion passed 5-0.

## **DISCUSSION ITEMS**

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

#### **Discussion**

Staff noted that the default letter has been sent to MLKJ due to their inability to meet the appropriate deadlines as outlined in the Performance Agreement. Staff added that the Board will continue to receive updates as needed.

### **DS2. Discussion regarding future WEDC Board Retreats/Work Sessions.**

#### **Discussion**

Staff reviewed the 2025 Goals & Objectives and discussed overall progress made in FY24-25, as it relates to the WEDC Work Session and future objectives. Board President Brininstool discussed prioritizing the initiatives that can be accomplished within 12 months to help staff achieve as much as possible each year. Staff reminded the Board that the Board Retreat/Work Session will be a full-day event, starting at 9:00 a.m. on October 24, 2025. The format will consist of a Work Session at the WEDC Offices from 9:00-10:00 a.m., followed by a driving tour of Wylie, a tour of McKinney, and lunch and/or dinner. Office development, downtown development, and redevelopment/revitalization were identified as key areas of interest. Regarding topics of discussion, the Board prioritized examining the land currently owned by WEDC, identifying next steps in development, and exploring initiatives to encourage visitors to the community.

## **EXECUTIVE SESSION**

Recessed into Closed Session at 7:56 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

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

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

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

## **RECONVENE INTO OPEN SESSION**

*Take any action as a result of the Executive Session.*

President Brininstool reconvened into Open Session at 9:40 a.m.

## **FUTURE AGENDA ITEMS**

WEDC – Minutes  
October 15, 2025  
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There were no Items requested for inclusion on future agendas.

**ADJOURNMENT**

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With no further business, President Brininstool adjourned the WEDC Board meeting at 9:41 a.m.

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**Blake Brininstool, President**

**ATTEST:**

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**Jason Greiner, Executive Director**

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Work Session**  
 October 24, 2025 – 9:00 A.M.  
 WEDC Offices – Conference Room  
 250 S Hwy 78 – Wylie, TX 75098

**CALL TO ORDER**

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*Announce the presence of a Quorum*

President Blake Brininstool called the meeting to order at 9:02 a.m. Board Members present were Vice President Harold Smith, Melisa Whitehead, and Alan Dayton.

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

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Rachael Hermes gave the invocation, and Blake Brininstool led the Pledge of Allegiance.

**COMMENTS ON NON-AGENDA ITEMS**

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With no citizen participation, President Brininstool moved to Discussion Items.

**DISCUSSION ITEMS**

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**DS1. Discussion regarding Board Member Responsibilities, Vision/Mission Statement, Action Plan, WEDC Bylaws, Board Member Handbook, and Committees.**

**Discussion**

Staff referenced the WEDC Board Member Handbook and noted that updates will be provided as needed. Staff opened the discussion for the Board to review committee appointments, which will be considered at the next WEDC Board Meeting. Board Members discussed the purpose of each committee and their individual interest in serving on the committees.

Board Member Demond Dawkins arrived at the meeting at 9:16 a.m. during Discussion Item 1.

**DS2. Discussion regarding Strategic Planning and Long-Term Goals.**

**Discussion**

Staff reviewed the 2025 Goals & Objectives and provided the status of each initiative for further discussion and review, as they relate to the organization's overall goals. Staff discussed committee appointments and coordination with Strategic Planning Committee members to consider the 2026 Goals & Objectives. The Board discussed scoring and assessing priorities further following the Board Tour, as well as the use of visuals, colors/numeric values, and superimposing past and future costs to determine the level of priority and commitment for each goal. Staff discussed components of the Board Tour that could help evaluate future goals and strategic planning.

**DS3. Discussion regarding WEDC Properties, Future Land Use, and the Comprehensive Plan.**

**Discussion**



Staff referred the Board to the Agenda Report provided in the packet for the details related to the WEDC Inventory Subledger, the City of Wylie Comprehensive Plan- 2022, the City of Wylie Thoroughfare Plan- 2018, the City of Wylie- Parks Master Plan, and the NCTCOG Downtown Wylie Study.

#### **FUTURE AGENDA ITEMS**

There were no Items requested for inclusion on future agendas.

#### **ADJOURNMENT**

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

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**Blake Brininstool, President**

**ATTEST:**

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**Jason Greiner, Executive Director**



# Wylie Economic Development Board

## AGENDA REPORT

Meeting Date: November 19, 2025

Item Number: B

Prepared By: Jason Greiner

### Subject

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

### Recommendation

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

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

### **REVENUES:**

Sales Tax Revenue earned in August and allocated in October was \$376,060.96, a decrease of 6.49% over the same period in 2025. YTD sales tax revenues as of October are up 7.32%.

### **EXPENSES:**

#### Advertising

\$15,300      Speak Loud Group, LLC – Monthly Social Media Mgmt (Historic Downtown Wylie, Discover Wylie & WEDC), and semiannual expenses related to Dine Shop Play Texas and Video Content Services

#### Land Purchase Price

\$25,000      Lawyers Title Company – Earnest Money/Land Purchase/3.66 Acre

# October Rev/Exp Report

## Account Summary

For Fiscal: 2025-2026 Period Ending: 10/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>							
<b>Revenue</b>							
<b>Category: 400 - Taxes</b>							
<a href="#">111-4000-40210</a>	SALES TAX	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00 %
	<b>Category: 400 - Taxes Total:</b>	<b>5,389,434.00</b>	<b>5,389,434.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-5,389,434.00</b>	<b>100.00%</b>
<b>Category: 460 - Interest Income</b>							
<a href="#">111-4000-46110</a>	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	27,736.78	27,736.78	17,736.78	277.37 %
	<b>Category: 460 - Interest Income Total:</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>27,736.78</b>	<b>27,736.78</b>	<b>17,736.78</b>	<b>177.37%</b>
<b>Category: 480 - Miscellaneous Income</b>							
<a href="#">111-4000-48110</a>	RENTAL INCOME	22,800.00	22,800.00	3,400.00	3,400.00	-19,400.00	85.09 %
<a href="#">111-4000-48430</a>	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	0.00	-2,898,313.00	100.00 %
	<b>Category: 480 - Miscellaneous Income Total:</b>	<b>2,921,113.00</b>	<b>2,921,113.00</b>	<b>3,400.00</b>	<b>3,400.00</b>	<b>-2,917,713.00</b>	<b>99.88%</b>
	<b>Revenue Total:</b>	<b>8,320,547.00</b>	<b>8,320,547.00</b>	<b>31,136.78</b>	<b>31,136.78</b>	<b>-8,289,410.22</b>	<b>99.63%</b>
<b>Expense</b>							
<b>Category: 510 - Personnel Services</b>							
<a href="#">111-5611-51110</a>	SALARIES	549,044.03	549,044.03	36,201.88	36,201.88	512,842.15	93.41 %
<a href="#">111-5611-51140</a>	LONGEVITY PAY	3,089.89	3,089.89	0.00	0.00	3,089.89	100.00 %
<a href="#">111-5611-51310</a>	TMRS	89,445.70	89,445.70	5,709.06	5,709.06	83,736.64	93.62 %
<a href="#">111-5611-51410</a>	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	3,038.46	3,038.46	87,788.99	96.65 %
<a href="#">111-5611-51420</a>	LONG-TERM DISABILITY	2,031.46	2,031.46	84.78	84.78	1,946.68	95.83 %
<a href="#">111-5611-51440</a>	FICA	34,232.30	34,232.30	2,164.07	2,164.07	32,068.23	93.68 %
<a href="#">111-5611-51450</a>	MEDICARE	8,005.94	8,005.94	506.13	506.13	7,499.81	93.68 %
<a href="#">111-5611-51470</a>	WORKERS COMP PREMIUM	552.13	552.13	362.72	362.72	189.41	34.31 %
<a href="#">111-5611-51480</a>	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	0.00	702.00	100.00 %
	<b>Category: 510 - Personnel Services Total:</b>	<b>777,930.90</b>	<b>777,930.90</b>	<b>48,067.10</b>	<b>48,067.10</b>	<b>729,863.80</b>	<b>93.82%</b>
<b>Category: 520 - Supplies</b>							
<a href="#">111-5611-52010</a>	OFFICE SUPPLIES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">111-5611-52040</a>	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
<a href="#">111-5611-52810</a>	FOOD SUPPLIES	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
	<b>Category: 520 - Supplies Total:</b>	<b>8,300.00</b>	<b>8,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,300.00</b>	<b>100.00%</b>
<b>Category: 540 - Materials for Maintenance</b>							
<a href="#">111-5611-54610</a>	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
<a href="#">111-5611-54810</a>	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
	<b>Category: 540 - Materials for Maintenance Total:</b>	<b>10,150.00</b>	<b>10,150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,150.00</b>	<b>100.00%</b>
<b>Category: 560 - Contractual Services</b>							
<a href="#">111-5611-56030</a>	INCENTIVES	1,510,000.00	1,510,000.00	0.00	0.00	1,510,000.00	100.00 %
<a href="#">111-5611-56040</a>	SPECIAL SERVICES	87,270.00	87,270.00	157.50	157.50	87,112.50	99.82 %
<a href="#">111-5611-56041</a>	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	0.00	0.00	221,000.00	100.00 %
<a href="#">111-5611-56042</a>	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	0.00	3,200,000.00	100.00 %
<a href="#">111-5611-56080</a>	ADVERTISING	276,125.00	276,125.00	17,250.00	17,250.00	258,875.00	93.75 %
<a href="#">111-5611-56090</a>	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	0.00	0.00	74,450.00	100.00 %
<a href="#">111-5611-56110</a>	COMMUNICATIONS	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
<a href="#">111-5611-56180</a>	RENTAL	50,000.00	50,000.00	2,250.00	2,250.00	47,750.00	95.50 %
<a href="#">111-5611-56210</a>	TRAVEL & TRAINING	95,500.00	95,500.00	7,871.40	7,871.40	87,628.60	91.76 %
<a href="#">111-5611-56250</a>	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	20,915.70	20,915.70	70,137.30	77.03 %
<a href="#">111-5611-56310</a>	INSURANCE	6,800.00	6,800.00	2,161.16	2,161.16	4,638.84	68.22 %
<a href="#">111-5611-56510</a>	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	100.00 %
<a href="#">111-5611-56570</a>	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	1,250.00	1,250.00	959,050.00	99.87 %
<a href="#">111-5611-56610</a>	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00 %
	<b>Category: 560 - Contractual Services Total:</b>	<b>6,635,798.00</b>	<b>6,635,798.00</b>	<b>51,855.76</b>	<b>51,855.76</b>	<b>6,583,942.24</b>	<b>99.22%</b>

## Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Category: 570 - Debt Service &amp; Capital Replacement</b>						
<a href="#">111-5611-57410</a> PRINCIPAL PAYMENT	818,019.85	818,019.85	67,181.95	67,181.95	750,837.90	91.79 %
<a href="#">111-5611-57415</a> INTEREST EXPENSE	1,065,228.95	1,065,228.95	86,087.18	86,087.18	979,141.77	91.92 %
<b>Category: 570 - Debt Service &amp; Capital Replacement Total:</b>	<b>1,883,248.80</b>	<b>1,883,248.80</b>	<b>153,269.13</b>	<b>153,269.13</b>	<b>1,729,979.67</b>	<b>91.86%</b>
<b>Category: 580 - Capital Outlay</b>						
<a href="#">111-5611-58110</a> LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	25,000.00	25,000.00	975,000.00	97.50 %
<b>Category: 580 - Capital Outlay Total:</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>975,000.00</b>	<b>97.50%</b>
<b>Expense Total:</b>	<b>10,315,427.70</b>	<b>10,315,427.70</b>	<b>278,191.99</b>	<b>278,191.99</b>	<b>10,037,235.71</b>	<b>97.30%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>
<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>

## Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

## Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>						
<b>Revenue</b>						
400 - Taxes	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00%
460 - Interest Income	10,000.00	10,000.00	27,736.78	27,736.78	17,736.78	177.37%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	3,400.00	3,400.00	-2,917,713.00	99.88%
<b>Revenue Total:</b>	<b>8,320,547.00</b>	<b>8,320,547.00</b>	<b>31,136.78</b>	<b>31,136.78</b>	<b>-8,289,410.22</b>	<b>99.63%</b>
<b>Expense</b>						
510 - Personnel Services	777,930.90	777,930.90	48,067.10	48,067.10	729,863.80	93.82%
520 - Supplies	8,300.00	8,300.00	0.00	0.00	8,300.00	100.00%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	6,635,798.00	6,635,798.00	51,855.76	51,855.76	6,583,942.24	99.22%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	153,269.13	1,729,979.67	91.86%
580 - Capital Outlay	1,000,000.00	1,000,000.00	25,000.00	25,000.00	975,000.00	97.50%
<b>Expense Total:</b>	<b>10,315,427.70</b>	<b>10,315,427.70</b>	<b>278,191.99</b>	<b>278,191.99</b>	<b>10,037,235.71</b>	<b>97.30%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>
<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-1,994,880.70	-247,055.21	-247,055.21	1,747,825.49
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-247,055.21	-247,055.21	1,747,825.49

Wylie Economic Development Corporation  
Statement of Net Position  
As of October 31, 2025

**Assets**

Cash and cash equivalents	\$ 10,773,986.33	
Receivables	\$ 1,109,000.00	Note 1
Inventories	\$ 15,994,175.91	
Prepaid Items	\$ -	
<b>Total Assets</b>	<b>\$ 27,877,162.24</b>	

**Deferred Outflows of Resources**

Pensions	\$ 84,397.55
<b>Total deferred outflows of resources</b>	<b>\$ 84,397.55</b>

**Liabilities**

Accounts Payable and other current liabilities	\$ 593,837.36	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 833,403.89	Note 3
Due in more than one year	\$ 20,474,737.55	
<b>Total Liabilities</b>	<b>\$ 21,903,178.80</b>	

**Deferred Inflows of Resources**

Pensions	\$ (8,542.41)
<b>Total deferred inflows of resources</b>	<b>\$ (8,542.41)</b>

**Net Position**

Net investment in capital assets	\$ -
Unrestricted	\$ 6,049,838.58
<b>Total Net Position</b>	<b>\$ 6,049,838.58</b>

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

*Note 2: Deposits from rental property*

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

# Balance Sheet

## Account Summary

As Of 10/31/2025

	Name	Balance
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>		
<b>Assets</b>		
<a href="#">111-1000-10110</a>	CLAIM ON CASH AND CASH EQUIV.	10,771,986.33
<a href="#">111-1000-10115</a>	CASH - WEDC - INWOOD	0.00
<a href="#">111-1000-10135</a>	ESCROW	0.00
<a href="#">111-1000-10180</a>	DEPOSITS	2,000.00
<a href="#">111-1000-10198</a>	OTHER - MISC CLEARING	0.00
<a href="#">111-1000-10341</a>	TEXPOOL	0.00
<a href="#">111-1000-10343</a>	LOGIC	0.00
<a href="#">111-1000-10481</a>	INTEREST RECEIVABLE	0.00
<a href="#">111-1000-11511</a>	ACCTS REC - MISC	0.00
<a href="#">111-1000-11517</a>	ACCTS REC - SALES TAX	0.00
<a href="#">111-1000-12810</a>	LEASE PAYMENTS RECEIVABLE	0.00
<a href="#">111-1000-12950</a>	LOAN PROCEEDS RECEIVABLE	0.00
<a href="#">111-1000-12996</a>	LOAN RECEIVABLE	0.00
<a href="#">111-1000-12997</a>	ACCTS REC - JTM TECH	0.00
<a href="#">111-1000-12998</a>	ACCTS REC - FORGIVEABLE LOANS	1,109,000.00
<a href="#">111-1000-14112</a>	INVENTORY - MATERIAL/ SUPPLY	0.00
<a href="#">111-1000-14116</a>	INVENTORY - LAND & BUILDINGS	15,994,175.91
<a href="#">111-1000-14118</a>	INVENTORY - BAYCO/ SANDEN BLVD	0.00
<a href="#">111-1000-14310</a>	PREPAID EXPENSES - MISC	0.00
<a href="#">111-1000-14410</a>	DEFERRED OUTFLOWS	710,000.00
<b>Total Assets:</b>		<b>28,587,162.24</b>
		<b><u>28,587,162.24</u></b>
<b>Liability</b>		
<a href="#">111-2000-20110</a>	FEDERAL INCOME TAX PAYABLE	0.00
<a href="#">111-2000-20111</a>	MEDICARE PAYABLE	0.00
<a href="#">111-2000-20112</a>	CHILD SUPPORT PAYABLE	0.00
<a href="#">111-2000-20113</a>	CREDIT UNION PAYABLE	0.00
<a href="#">111-2000-20114</a>	IRS LEVY PAYABLE	0.00
<a href="#">111-2000-20115</a>	NATIONWIDE DEFERRED COMP	0.00
<a href="#">111-2000-20116</a>	HEALTH INSUR PAY-EMPLOYEE	-2,621.16
<a href="#">111-2000-20117</a>	TMRS PAYABLE	13,315.92
<a href="#">111-2000-20118</a>	ROTH IRA PAYABLE	0.00
<a href="#">111-2000-20119</a>	WORKERS COMP PAYABLE	0.00
<a href="#">111-2000-20120</a>	FICA PAYABLE	0.00
<a href="#">111-2000-20121</a>	TEC PAYABLE	0.00
<a href="#">111-2000-20122</a>	STUDENT LOAN LEVY PAYABLE	0.00
<a href="#">111-2000-20123</a>	ALIMONY PAYABLE	0.00
<a href="#">111-2000-20124</a>	BANKRUPTCY PAYABLE	0.00
<a href="#">111-2000-20125</a>	VALIC DEFERRED COMP	0.00
<a href="#">111-2000-20126</a>	ICMA PAYABLE	0.00
<a href="#">111-2000-20127</a>	EMP. LEGAL SERVICES PAYABLE	0.00
<a href="#">111-2000-20130</a>	FLEXIBLE SPENDING ACCOUNT	0.00
<a href="#">111-2000-20131</a>	EDWARD JONES DEFERRED COMP	0.00
<a href="#">111-2000-20132</a>	EMP CARE FLITE	0.00
<a href="#">111-2000-20133</a>	Unemployment Comp Payable	13.70
<a href="#">111-2000-20151</a>	ACCRUED WAGES PAYABLE	0.00
<a href="#">111-2000-20180</a>	ADDIT EMPLOYEE INSUR PAY	49.46
<a href="#">111-2000-20199</a>	MISC PAYROLL PAYABLE	0.00
<a href="#">111-2000-20201</a>	AP PENDING	0.00
<a href="#">111-2000-20210</a>	ACCOUNTS PAYABLE	20,639.82
<a href="#">111-2000-20530</a>	PROPERTY TAXES PAYABLE	0.00
<a href="#">111-2000-20540</a>	NOTES PAYABLE	710,000.00
<a href="#">111-2000-20610</a>	RETAINAGE PAYABLE	579,844.70



As Of 10/31/2025

## Balance Sheet

Account	Name	Balance
<a href="#">111-2000-20810</a>	DUE TO GENERAL FUND	0.00
<a href="#">111-2000-22270</a>	DEFERRED INFLOW	0.00
<a href="#">111-2000-22275</a>	DEF INFLOW - LEASE PRINCIPAL	0.00
<a href="#">111-2000-22280</a>	DEFERRED INFLOW - LEASE INT	0.00
<a href="#">111-2000-22915</a>	RENTAL DEPOSITS	1,200.00
<b>Total Liability:</b>		<b>1,322,442.44</b>

## Equity

<a href="#">111-3000-34110</a>	FUND BALANCE - RESERVED	0.00
<a href="#">111-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	27,511,002.09
<b>Total Beginning Equity:</b>		<b>27,511,002.09</b>
Total Revenue		31,136.78
Total Expense		278,191.99
<b>Revenues Over/Under Expenses</b>		<b>-247,055.21</b>
<b>Total Equity and Current Surplus (Deficit):</b>		<b>27,263,946.88</b>

**Total Liabilities, Equity and Current Surplus (Deficit):** **28,586,389.32**

**\*\*\* FUND 111 OUT OF BALANCE \*\*\*** **772.92**

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

As Of 10/31/2025

# Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		0.00
Liability		
<a href="#">922-2000-28248</a>	GOVCAP LOAN/SERIES 2022	6,993,178.75
	Total Liability:	6,993,178.75
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	6,993,178.75
	*** FUND 922 OUT OF BALANCE ***	-6,993,178.75

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

## Wylie Economic Development Corporation

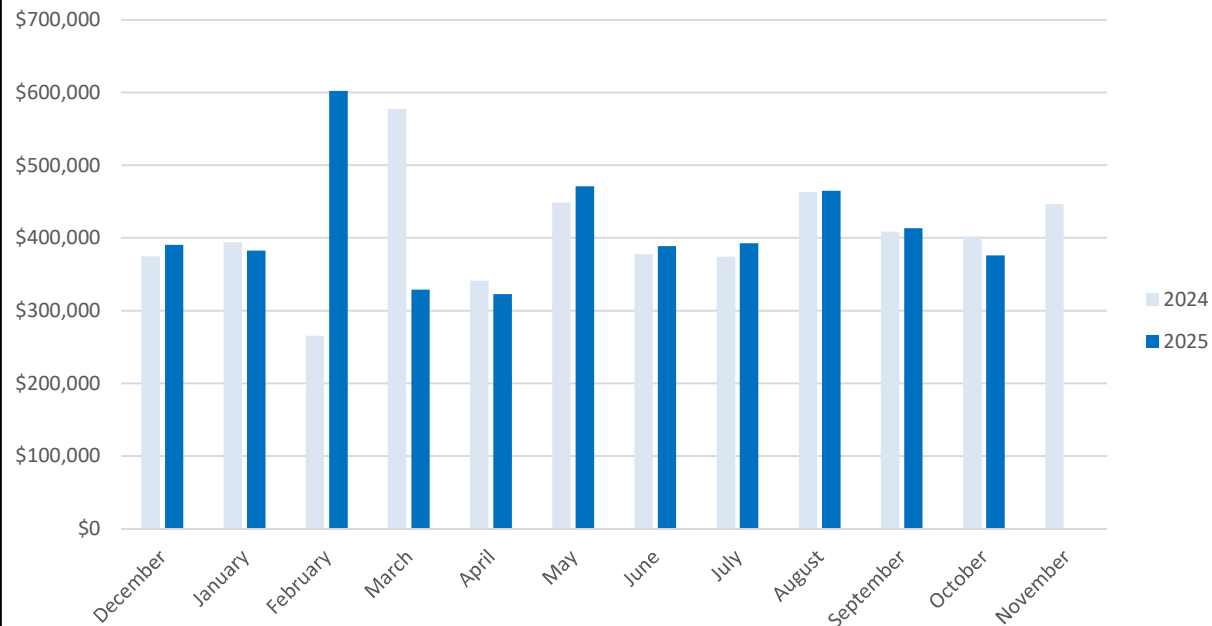
## SALES TAX REPORT

October 31, 2025

## BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 22,786.91	5.08%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 10,923.32	2.89%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 18,351.93	4.90%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ 1,489.80	0.32%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ 5,261.69	1.29%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ (26,093.85)	-6.49%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -		0.00%
<b>Sub-Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 4,535,041.54</b>	<b>\$ 107,018.40</b>	7.32%
<b>Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 4,535,041.54</b>	<b>\$ 107,018.40</b>	7.32%

## WEDC Sales Tax Analysis



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.  
 Example: October SlsTx Revenue is actually August SlsTx and is therefore the 11th allocation in FY25.

# Wylie Economic Development Corporation

## PERFORMANCE AGREEMENT REPORT

October 31, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	D
	<u>\$ 815,000.00</u>	<u>\$ 70,000.00</u>	<u>\$ 340,000.00</u>	<u>\$ 300,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 640,000.00</u>	<u>\$ 105,000.00</u>	<u>\$ 815,000.00</u>	
Deferred Outflow								\$ 710,000.00			

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

B. Performance Agreement (\$80,000) and Forgivable Land Grant (\$200,000 forgiven over 4 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029. (PA currently in default.)

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

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

**AGENDA REPORT**

Meeting Date: November 19, 2025

Item Number: 1

Prepared By: Jason Greiner

**Subject**

Consider and act upon Committee Appointments by the Board.

**Recommendation**

Motion to accept the Board President's WEDC Committee Appointments.

**Discussion**

Provided for the Board's review is Section VI – Committees of the WEDC Bylaws. Section VI provides for the qualifications and selection for Committee Membership.

Section 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.*

Per the Bylaws, Standing Committees of the Board may include:

- Budget, Finance and Audit Committee (*Committee Currently Active: Demond Dawkins and Melisa Whitehead*)
- Committee for Business Retention and Expansion
- Committee for New Business Attraction and Recruitment (*Committee Currently Active: Blake Brininstool*)

Section 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.”*

Active Special Committees of the Board:

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

Section 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.*

## 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 of this Committee.

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.
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 of this Committee.

## 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 of this Committee.
- Staffing and Compensation Committee, with Harold Smith and Melisa Whitehead serving as members of this Committee.

## 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.

The Board President will open a discussion to appoint new Committee Members for the Board's approval.

### Attachment:

WEDC Bylaws, Section VI

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



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**AGENDA REPORT**Meeting Date: November 19, 2025Item Number: DS1Prepared By: Jason Greiner**Subject**

Discussion regarding the WEDC Board Retreat/Work Session.

**Recommendation**

No action is requested by staff for this item.

**Discussion**

Staff will lead the discussion regarding the WEDC Board Retreat/Work Session that took place on October 24, 2025.

## 2025 Goals & Objectives

### Downtown Revitalization and Expansion

- TxDOT - Median Improvements / Decel Lane Installation
  - *Project Completed in FY25*
- Cooper Plaza - Infrastructure Installation
  - *Completed punch list & walk-thru of project on 10-8-25*
- Cooper Plaza – Updated Concept Plans & Market/Sell Lots – *Ongoing*
  - *7-Eleven slated to complete construction in Fall 2025*
  - *Working on Lot 6 and 2<sup>nd</sup> Street Concept plans*
- Jackson Avenue Parking, Engineering & Design – *Late 2025*
  - *Anticipate completed construction plans for Downtown Parking (Jackson/Oak/Ballard/Marble) by December 2025. Concept plans to follow for Jackson Ave. Development.*
- RR ROW - Plan/Install Additional Parking - *TBD*
- Birmingham Street & Jefferson Avenue – Road Extensions – *TBD*
- South Ballard Overlay & Concept Plans – *TBD*

### 544 Gateway Corridor

- 544 Gateway Addition - John Yeager Way - Infrastructure Installation
  - *Project at 85% completion; pending TxDOT approval concerning turn lane, with construction time estimate at 30-45 days following receipt of the updated permit.*
- 544 Gateway Addition - Market/Sell WEDC Properties – *Ongoing*
  - *Lot 1: Sold - 2 Acres Shadyside (Walk-Ons)*
  - *Lot 2: Under Contract – SCSD*
  - *Lot 3: TUA for Walk-Ons Construction thru 3-2026 / Parking IPO – Fall 2025*
  - *Lot 4: Detention*
  - *Lot 5: Sold - Lanspring Investments (Cates Control Systems)*
  - *Lot 6: Sold - Phoenix Ascending (Day Lumber)*
  - *Lot 7: Marketing - Pending PSA (need IPO for Lot 3 parking)*
- 544 Corridor Flood Study & IPO for City's 19 AC
  - *544 Corridor Master Drainage Analysis*
    - *Updated drainage analysis has been completed.*
  - *544 Corridor Master Plan*
    - *In progress with Kimley Horn*

### Hwy 78 Developments (Eubanks to Wylie East)

- Atmos Gas - Main Line Extension and Installation – *Fall 2025*
  - *Permit pending approval by TxDOT*
- TxDOT Median Improvements / Decel Lanes Installation – *Early 2025 to Early 2026*

### Expand/Promote BRE and Workforce Programs

- Expand relationships with Community Resource Partners
  - *Career Fairs / Hiring Events / Seminars*
  - *HR Roundtable / CEO Roundtable / Community Roundtable*

- Grow MFG Day/Month & Training Opportunities Locally
  - Expand Tour Options, Locations, and Hours for the General Public
    - *Business Appreciation Event added to MFG Day activities*
  - Expand the Workforce Luncheon, MFG Dinner, and Networking Event
- Expand/Promote Entrepreneurship and Small Business Assistance Programs
  - Expand Training & Enrichment Programs with the Chamber & WDMA
    - *Social Media Rescue (semi-annual & ongoing) & Wylie Entrepreneur Expo (Early 2026)*
  - Grow Small Business Week Awareness and Promote EconDev Week
  - Grow the Entrepreneur Expo & Small Business Support Programs
    - *ESL Programming, Grant Exploration, & SDF applications*
    - *\$100,000 in Workforce Grant Applications pending or submitted for local employers*

### **Additional Initiatives Identified in FY25**

- Secure Additional Funds for Property Acquisition: *\$6,800,500 WEDC Loan acquired in Sept 2025*
- Acquisition of Properties: *8.573-acre tract acquired Sept 2025 & 3.66-acre tract under contract*
- Hooper/Steel/Regency Business Park (Shadow Creek Village) – *RBP drainage assessment coming soon; assisting with infrastructure, utility relocation, and engineering*
- Water/Sewer Extension State Hwy 78/Alanis: *Bid approved for project; coordinating with Stealth Finishing*
- IPO Eubanks Road Design/Engineering: *IPO pending*
- State Hwy 78 Sidewalks: *Construction plans are anticipated within the next month. (East Marble to South Ballard along SH 78 (includes a sidewalk connection at the intersection of SH 78 and East Oak that travels to The Cross Church parking lot).*
- Sale of 25 Steel Road: *Property is under contract; engineering and drainage assessment underway*
- Feasibility Study: *WEDC proactively identified emerging opportunities and explored the viability of other uses.*
- Discover Wylie License Agreement: *WEDC and Wylie Downtown Merchants Association entered into a mutual trademark and URL/website license agreement for use of the “Discover Wylie” brand by WEDC and use of the “Historic Downtown Wylie” brand by WDMA. Additionally, the WEDC entered into a Marketing Partnership with WDMA. These efforts are intended to position Wylie as a premier destination for residents, visitors, and businesses by delivering a modern, cohesive, and user-friendly digital presence.*
- Discover Wylie/Historic Downtown Wylie Website: *WEDC entered into a Services Agreement with Granicus/Simpleview for visual identity and website redesign services, with the first kickoff call soon to be scheduled.*



Wylie Economic Development  
Board

## AGENDA REPORT

Meeting Date: November 19, 2025

Item Number: DS2

Prepared By: Jason Greiner

### Subject

Discussion regarding WEDC Bylaws.

### Recommendation

No action is requested by staff for this item.

### Discussion

Staff will lead the Discussion regarding WEDC Bylaws.

STAFF REPORT

Date:November 19, 2025

Prepared By:Jason Greiner

Subject

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

Recommendation

N/A

Discussion

**WEDC Property Update:**

Property Management

- Staff have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.
- Staff have been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Anticipated completion date: March 2026
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
- 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey) – Under Contract: Inspection Period Exp 01-04-26; Closing Date TBD (02-03-26)
- 25 Steel Road/Aktrian Holdings –Closing Date: 11-19-25

Listing Agreement – Segovia Partners (SP)

- The one remaining pad site is under contract. Upon closing, Staff will cancel the listing agreement.
- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

**Engineering Report:**

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

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

FM 544 Corridor Master Plans

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

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

- WEDC is working with Canary Construction/Vasquez Engineering on Oncor meter NTMWD vault adjustment coordination.
- Initial punch list walkthrough letter sent to McMahon on 10/29/2025; McMahon is working through final items.
- Issue with the meter set at Cooper Plaza has been resolved.

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

- KHA and LJA are currently coordinating on drainage improvements. KHA to finalize drainage assumptions and set up a meeting to discuss results as required.

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

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

#### Jackson Avenue Development

- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Once the drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. An architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

#### Atmos Gas Main Extension- N Hwy 78

- The updated TxDOT permit has been received, and the updated application is pending approval from the City of Wylie.

#### SH 78 Sidewalks

- KH to send preliminary construction plan sheets to WEDC for review and approval on horizontal sidewalk design ASAP.
- KH to finalize construction plans once receiving approval from WEDC and submit to City for review.
- Coordination with church for sidewalk and access easements to begin once horizontal alignment of sidewalk is approved by WEDC.

#### Downtown Parking / Jackson Ave Parking and Striping

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

#### **BRE & Workforce Updates:**

- Conducted one BRE visit with a primary employer in October.
- Managed MFG Day 2025 Launch on Oct. 2<sup>nd</sup> with plant tours/educational programs for 143 students in the Engineering, Robotics, and Welding programs, 17 students in Pharmacy Tech, and 75 students in Construction, Architecture, and Electrical programs.
- Participated in Engineering Day 2025 at Collin College to evaluate possible launch for Wylie in 2026.
- Managed Business Appreciation event in Regency Business Park on October 9<sup>th</sup>. Targeted 20 companies residing within this business park and served 190 items with “Thank You” cards.

- Met with a local manufacturing company in the process of launching a new product with significant expansion opportunities and workforce needs. Explored local available property, hiring initiatives, and grant program funding opportunities.
- Conducted internal training/succession planning activities for BRE functions associated with MFG Day.
- Facilitated business visit and facility tour for Board Member, Harold Smith, at AXL Advanced, a manufacturer of First Responder and Military gear.

#### **Additional WEDC Activities/Programs in Review:**

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The Services Agreement with Granicus/Simpleview has been executed for Discover Wylie website redesign services. Project meetings have kicked off, and onsite planning is being coordinated.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended Hope Under the Stars (JG, RH)
- Staff attended MFG Day Kickoff & Tours (RH, AW, MB, CS)
- Staff attended TEDC Sales Tax Training (JG, CS)
- Board Member attended TEDC's Basic Course (HS)
- Staff attended Leadership Wylie – Focus on Nonprofits (CS)
- Staff participated in SitesOnTexas Training (MB)
- Staff attended Collin College Committee of 100 Event (RH, AW)
- Staff participated in TEDC Annual Conference (JG, RH)
- Sales tax revenues for November are up 7.49%. Final FY25 sales tax revenues were up 7.94%.

#### **Upcoming Events:**

- Chamber of Commerce Elfin Gala – December 5
- Wylie Entrepreneur Expo – January 22
- Project U – February 17 – Burleson
- ICSC Red River – February 17-18 – San Antonio

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

2025 October			Board Meeting – 15 <sup>th</sup>
7	8:30 am	WDMA Meeting	
2	9:45 am	Manufacturing Day Kick Off	
9		MFG Day – Pharmaceutical Tours & Business Appreciation Event	
9		Leadership Wylie – Nonprofits – cs	
11	5:45 pm	Hope Under the Stars	
14	6:00 pm	City Council	
7-10		Basic Economic Development Course – Frisco – hs	
13-17		WISD Fall Break	
15	7:30 am	WEDC- Board Meeting	
16	5:01-7:00 pm	5:01 PM Professional Mixer – Manny’s Tex-Mex	
17		TEDC Sales Tax Training – Richardson – jg, cs	
22		MFG Day – Anatomy of a Construction Project	
24		Wylie EDC Board Retreat/Work Session	
28	6:00 pm	City Council	
28	5:00 pm	Collin College Committee of 100 Event – rh, aw	
29-31		<b>TEDC Annual Conference – San Antonio – jg, rh</b>	
31		31 <sup>st</sup> Annual North Texas CCIM Sporting Clays Tournament – bb	

2025 November			Board Meeting – 19 <sup>th</sup>
3-5		<b>Texas Downtown Conference – Waco</b>	
4	8:30 am	WDMA Meeting	
5	10:00 am	Hiring Red, White & YOU Career Fair – Allen	
11	<b>CLOSED</b>	<b>Veterans Day - City Holiday</b>	
13		Leadership Wylie – City/EDC – cs, jg, rh	
13-14		<b>TML EconDev Conference – Bastrop</b>	
18	6:00 pm	City Council	
18	8:00 am	Wylie Chamber Breakfast featuring Wylie Community Christian Care Center	
19	7:30 am	WEDC- Board Meeting	
20	5:01-7:00 pm	5:01 PM Professional Mixer – Longhouse Meadery & Wylie Urban Farm Co-op	
27-28	<b>CLOSED</b>	<b>Thanksgiving Holiday</b>	

2025 December			Board Meeting – 17 <sup>th</sup>
Day	Time	Meeting/Event	
1-15		TEDC Sales Tax Workshop – Virtual – rh	
2	8:30 am	WDMA Meeting	
4		<b>TEDC Board Retreat – Austin – jg</b>	
5	6:00 pm	Chamber Elfin Gala – Boyd Farm, Lavon	*RSVP Required
8-10		SEDC - Emerging Leaders #YPCON – mb	
9	6:00 pm	City Council	
11		Leadership Wylie – WISD, Collin College – cs	
17	7:30 am	WEDC- Board Meeting	
24-26	<b>CLOSED</b>	<b>Christmas Holiday</b>	

## Around the Corner...

- Wylie Entrepreneur Expo – January 22
- Project U 2026 – Burleson – February 17
- ICSC Red River – San Antonio – February 17-18
- TEDC Winter Conference – El Paso – February 24-26
- Texas Women in Economic Development Conference – Round Rock – March 31-April 1

\*RSVP Required  
\*RSVP Required