

Wylie Economic Development Corporation Board Special Called Meeting

April 22, 2026 – 12:00 PM

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.

REGULAR AGENDA

1. Consider and act upon proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie, TX 75098 and authorize the Board President to execute the same.
2. Consider and act upon a recommendation for appointment to the Citizens Bond Advisory Committee.

DISCUSSION ITEMS

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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

- (a) This chapter does not require a governmental body to conduct an open meeting:
- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, 2026-2k, 2026-3a, 2026-3b, 2026-3c, 2026-3d, 2026-3e, 2026-3f, 2026-4a, and 2026-4b.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 16, 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.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 22, 2026

Item Number: 1

Prepared By: Jason Greiner

(Staff Use Only)

Subject

Consider and act upon proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie, TX 75098 and authorize the Board President to execute the same.

Recommendation

Motion to approve proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie TX 75098 and authorize the Board President to execute the same.

Discussion

Staff will lead the discussion regarding this item.

AGENDA REPORT

Meeting Date: April 22, 2026 Item Number: 2
 Prepared By: Jason Greiner *(Staff Use Only)*

Subject

Consider and act upon a recommendation for appointment to the Citizens Bond Advisory Committee.

Recommendation

Motion to recommend _____ for appointment to the Citizens Bond Advisory Committee.

Discussion

On 4-14-26, the City Council discussed its intent to create a Citizens Bond Advisory Committee to provide input concerning initiatives for inclusion in a potential bond package in November 2026.

Committee members will include two participants recommended by each City Council Member, the Planning and Zoning Commission Chair, and the President or Vice President of the Wylie Economic Development Corporation.

The meeting dates for this committee have not yet been confirmed, but they are likely to take place on Monday evenings in May/June.

Tentative Potential Dates are:

- Monday, May 4
- Monday, May 11
- Monday, May 18 (Known conflict: ICSC LV)
- Monday, June 1
- Monday, June 15

Members of the Citizens Bond Advisory Committee will be officially appointed by the City Council at the 4-28-26 City Council Meeting. As such, the WEDC Board will need to act upon the recommendation for appointment to the Citizens Bond Advisory Committee.