

Wylie Economic Development Corporation

Board Regular Meeting

April 15, 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 March 10, 2026 Special Called Meeting of the WEDC Board of Directors and Wylie City Council.
- B. Consider and act upon approval of Minutes from the March 11, 2026 Regular Meeting of the WEDC Board of Directors.
- C. Consider and act upon approval of the March 2026 WEDC Treasurer's Report.
- D. Consider and act upon a Performance Agreement between the WEDC and TSP CP Wylie, LP.
- E. Consider and act upon a Performance Agreement between the WEDC and Helm Dental Laboratory, Inc.

DISCUSSION ITEMS

- DS1. Discussion regarding ICSC Events.
- DS2. Discussion and updates from WEDC Committees.
- 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 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 9, 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.

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 City Council Special Called Meeting with Economic Development Corporation Minutes

March 10, 2026 – 5:15 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Mayor Matthew Porter called the special meeting with the Economic Development Corporation to order at 5:16 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. The following Economic Development Corporation Board members were present: Melisa Whitehead, Demond Dawkins, Blake Brininstool, and Harold Smith. Councilman Todd Pickens, Councilman Scott Williams, and Board member Alan Dayton were absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Economic Development Corporation Executive Director Jason Greiner; and City Secretary Stephanie Storm.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council 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. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No persons were present wishing to address the City Council or the Economic Development Corporation.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 5:19 p.m.

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

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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. 551.087. 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, 2024-5a, 2024-12c, 2025-1a, 2025-1i, 2025-4a, 2025-4d, 2025-5h, 2025-6a, 2025-6e, 2025-7b, 2025-7d, 2025-8a, 2025-8i, 2025-9a, 2025-10c, 2025-10e, 2025-10f, 2025-11g, 2026-1c, 2026-2a, 2026-2b, 2026-2c, and 2026-2h.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 6:16 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to authorize the WEDC to enter into a Performance Agreement with Project 2026-1c in an amount not to exceed \$20,000. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

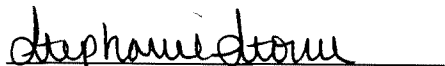
A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to authorize the WEDC to enter into a Performance Agreement with Project 2024-12c in an amount not to exceed \$350,000. A vote was taken, and the motion passed 5-0 with Councilman Pickens and Councilman Williams absent.

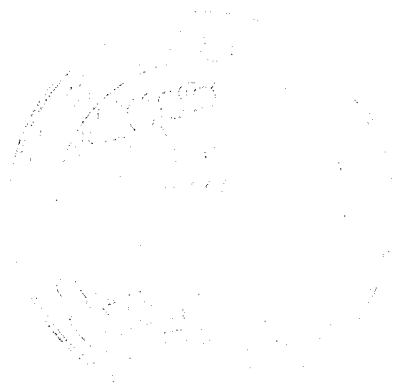
ADJOURNMENT

With no other business to conduct, the Mayor adjourned the special-called meeting at 6:18 p.m.


Matthew Porter, Mayor

ATTEST:


Stephanie Storm, City Secretary



Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

March 11, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Blake Brininstool called the meeting to order at 7:35 a.m. Board Members present were Harold Smith, Melisa Whitehead, Alan Dayton, and Demond Dawkins.

Ex-Officio Member, City Manager Brent Parker was present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, and Economic Development Coordinator Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President 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 the Minutes from the February 18, 2026, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of February 2026 WEDC Treasurer’s Report.**

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

Board Member Demond Dawkins arrived after the Consent Agenda at 7:37 a.m.

REGULAR AGENDA

1. Consider and act upon a contract between WEDC and The Retail Coach.

Discussion

Staff introduced Aaron Farmer with The Retail Coach, who gave a brief presentation regarding changes, outreach efforts, new conferences they are attending, site marketing, and communication with property owners. Additionally, he explained what was included in the 24-month renewal. Staff shared some of the success stories that the WEDC has had with The Retail Coach and discussed the work they’ve done

behind the scenes, communicating with retailers, traveling to trade shows, marketing our sites, and providing all our flyers with graphics.

Board Action

A motion was made by Alan Dayton, seconded by Melisa Whitehead, to award a contract to The Retail Coach in the amount of \$30,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

Ex-Officio Member, Mayor Porter, arrived during Regular Agenda Item 1 at 7:46 a.m.

2. Consider and act upon Resolution No. 2026-01(R) between the WEDC and Government Capital Corporation.

Discussion

Staff reminded the Board that the WEDC began evaluating options to borrow additional funds to finance the acquisition of additional land to promote economic development in the City of Wylie. Following input from the Board, Staff requested term sheets reflecting a \$9.6MM loan with a 240-month term and a 3-year call restriction. Staff noted that if authorized today, it would then go to Council on March 24th, and funding would be available at the end of the month. Staff shared that the loan issuance cost of \$144,000 would be transferred from Land to Special Services and is not included in the loan amount.

Board Action

A motion was made by Harold Smith, seconded by Demond Dawkins, to approve Resolution 2026-01(R) between the WEDC and Government Capital Corporation. A vote was taken, and the motion passed 5-0.

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

Discussion

Staff shared with the Board that this Budget Amendment will be presented to Council at the same time as the 2026 Government Capital Loan Authorization. The proposed amendments account for the receipt of \$9.6 million in the Bank Note Proceeds revenue account and the transfer of the funds to the Land Acquisition expense account. Once approved by the Board, it will be presented to Council on March 24th.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve the FY 2025-2026 Budget Amendments. A vote was taken, and the motion passed 5-0.

4. Consider and act upon issues surrounding the 2025 WEDC Annual Report.

Discussion

Staff presented the proposed 2025 WEDC Annual Report to the Board. As per the WEDC Bylaws, the WEDC must present an annual report to the Wylie City Council no later than April 1st of each year. The report must include, but is not limited to, a review of all expenditures made by the Board, a review of accomplishments, and a review of activities other than direct economic development. Once approved, the final report will be presented to the Wylie City Council on March 24, 2026. Staff discussed the full proposed Annual Report for the Board's review and approval. Staff then discussed the 2026 WEDC Goals and Objectives included within the Annual Report.

Board Action

A motion was made by Alan Dayton, seconded by Harold Smith, to approve the 2025 Annual Report with modifications and present the same to the Wylie City Council for their review. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Discussion

Staff opened the discussion by sharing that the Strategic Planning Committee had met several times, most recently on February 20th, to review the WEDC Goals and Objectives. Staff noted that emails will be going out soon to schedule meetings for the Budget, Finance, and Audit Committee and the Committee for Business Retention and Expansion.

DS2. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Discussion

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs. Staff noted that Lot 2 of 544 Gateway/SCSD is planning to close next month; Cooper Plaza is wrapping up design and engineering, with a walk-through scheduled for 3/26/26; and the Atmos Gas Main Extension is anticipated to be completed on 4/17/26. Regarding BRE, staff shared that the Wylie ISD Business Symposium, taking place today, will feature local business representatives, including Demond Dawkins, as speakers, and will have over 200 students in attendance. Staff noted that the Office Manager Position has been posted, and the first round of interviews will take place next week. Staff shared updates on the ICSC Red River and TEDC Winter Conference. Additionally, staff reviewed Board availability to attend upcoming events.

EXECUTIVE SESSION

Recessed into Closed Session at 8:38 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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, 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.

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 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-5a, 2024-12c, 2025-1a, 2025-1i, 2025-4a, 2025-4d, 2025-5h, 2025-6a, 2025-6e, 2025-7b, 2025-7d, 2025-8a, 2025-8i, 2025-9a, 2025-10c, 2025-10e, 2025-10f, 2025-11g, 2026-1c, 2026-2a, 2026-2b, 2026-2c, and 2026-2h.

Board Member Demond Dawkins left the meeting before reconvening into Open Session.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:15 a.m., and the Board took the following action as a result of Executive Session:

Board Action

A motion was made by Melisa Whitehead, seconded by Alan Dayton, to authorize the WEDC to enter into a Performance Agreement with Project 2024-12c in an amount not to exceed \$350,000. A vote was taken, and the motion passed 4-0.

Board Action

A motion was made by Melisa Whitehead, seconded by Harold Smith, to authorize the purchase of WESTGATE DEVELOPMENT (CWY), BLK A, LOT 2, a 1.03-acre lot, in the amount of \$951,176.16 (plus all required closing costs), further authorizing the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

Board Action

A motion was made by Alan Dayton, seconded by Melisa Whitehead, to authorize the WEDC to enter into a Performance Agreement with Project 2026-1c in an amount not to exceed \$20,000. A vote was taken, and the motion passed 4-0.

Board Action

A motion was made by Alan Dayton, seconded by Melisa Whitehead, to authorize the purchase of WESTGATE DEVELOPMENT (CWY), BLK A, LOT 2-1, a 3.95-acre lot, in the amount of \$3,613,302 (plus all required closing costs), further authorizing the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

Board Action

A motion was made by Harold Smith, seconded by Alan Dayton, to authorize the purchase of Tract 29, an 8.262-acre lot, located in Davidson Survey in the amount of \$5,002,508.81 (plus all required closing costs), further authorizing the WEDC Board President or his/her designee to execute all documentation necessary to effectuate the transaction. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:17 a.m.

WEDC – Minutes
March 11, 2026
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Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director

AGENDA REPORT

Meeting Date: April 15, 2026 Item Number: C
 Prepared By: Jason Greiner

Subject

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

Recommendation

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

Presented for the Board's review and approval is the March 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 January and allocated in March was \$342,089.27, an increase of 3.96% over the same period in 2025.

EXPENSES:

Bank Note Proceeds

\$9,600,000 Receipt of Loan Proceeds. WEDC Budget was amended by City Council on 3-10-26 and WEDC Board on 3-11-26 to accept receipt of funds. Land-Purchase Price (111-5611-58110) was amended in the amount of \$9,600,000 to reflect the anticipated future expenditure related to land acquisition.

EXPENSES:

Incentives

\$20,000 Glen Echo Brewing – Year 3 Incentive
 \$34,000 Glen Echo Brewing – Final Loan Forgiveness

Special Services

\$144,000 Government Capital – Loan Issuance Cost
 \$15,000 The Retail Coach – 24 Month Contract – Payment 1 of 2

Special Services – Infrastructure

\$17,931.25 Tiseo Paving Company – Pay App 17
 \$123,584.02 Tiseo Paving Company – Pay App 18

Advertising

\$48,375 Granicus – Simpleview CMS Agreement

Travel & Training

\$18,995.68 JPMorgan – Hidden Lakes Broker/Developer Event

Dues & Subscriptions

\$14,000 Placer Labs – Yearly Subscription Fee

Engineering / Architectural

\$10,882.50 Kimley Horn & Associates – General Engineering, Jackson Ave. Parking, Regency Park Drainage,
Hooper Retail Review

Land Purchase Price

\$20,000 Earnest Money – FM 544 - 8.27 AC Lot

\$20,000 Earnest Money – FM 544 – 1.017 AC Lot

\$20,000 Earnest Money – FM 544 – 3.95 AC Lot

Budget Transfer:

\$145,000 Transfer from Land (111-5611-58110) to Special Services (111-5611-56040) to fund payment of the
2026 Note issuance costs.

04/15/2026 Item C.

WYLIE ECONOMIC DEVELOPMENT

**March Rev/Exp Report
Account Summary**

For Fiscal: 2025-2026 Period Ending: 03/31/2026

		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	342,089.27	1,691,593.39	-3,697,840.61	68.61 %
Category: 400 - Taxes Total:		5,389,434.00	5,389,434.00	342,089.27	1,691,593.39	-3,697,840.61	68.61%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	14,017.37	116,332.64	106,332.64	1,163.33 %
Category: 460 - Interest Income Total:		10,000.00	10,000.00	14,017.37	116,332.64	106,332.64	1,063.33%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	3,400.00	12,900.00	-9,900.00	43.42 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	104,246.04	-2,794,066.96	96.40 %
Category: 480 - Miscellaneous Income Total:		2,921,113.00	2,921,113.00	3,400.00	117,146.04	-2,803,966.96	95.99%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	9,600,000.00	9,600,000.00	0.00	0.00 %
Category: 490 - Transfers In & Other Financing Sources Total:		0.00	9,600,000.00	9,600,000.00	9,600,000.00	0.00	0.00%
Revenue Total:		8,320,547.00	17,920,547.00	9,959,506.64	11,525,072.07	-6,395,474.93	35.69%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	40,195.88	234,034.99	315,009.04	57.37 %
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	6,511.74	38,030.66	51,415.04	57.48 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	5,472.74	32,264.84	58,562.61	64.48 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	0.00	423.90	1,607.56	79.13 %
111-5611-51440	FICA	34,232.30	34,232.30	2,390.12	14,113.65	20,118.65	58.77 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	558.96	3,300.77	4,705.17	58.77 %
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	0.54	314.16	387.84	55.25 %
Category: 510 - Personnel Services Total:		777,930.90	777,930.90	55,129.98	325,966.49	451,964.41	58.10%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	419.09	1,829.60	3,170.40	63.41 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	265.62	1,558.60	1,441.40	48.05 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	684.71	3,581.68	4,718.32	56.85%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	54,000.00	166,500.00	1,343,500.00	88.97 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	159,252.50	160,135.00	72,135.00	31.06 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	497.99	3,753.39	217,246.61	98.30 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	141,515.27	742,668.17	2,457,331.83	76.79 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	52,975.00	136,295.91	139,829.09	50.64 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	4,535.20	29,358.41	45,091.59	60.57 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	487.72	2,396.79	5,503.21	69.66 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	17,000.00	33,000.00	66.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	30,386.62	50,080.05	45,419.95	47.56 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	15,750.27	66,674.44	24,378.56	26.77 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	303.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	3,771.24	13,864.52	39,135.48	73.84 %

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04/15/2026 Item C.

Budget Report

For Fiscal: 2025-2026 Period Ending: 03/31/2026

		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	11,757.50	160,875.99	799,424.01	83.25 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	266.05	978.12	1,421.88	59.25 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,780,798.00	479,498.36	1,553,044.95	5,227,753.05	77.10%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	818,019.85	68,481.85	406,980.84	411,039.01	50.25 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,065,228.95	84,787.28	512,633.94	552,595.01	51.88 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	1,883,248.80	153,269.13	919,614.78	963,634.02	51.17%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,683,180.39	60,000.00	2,326,681.38	10,356,499.01	81.66 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-2,266,681.38	2,266,681.38	0.00 %
Category: 580 - Capital Outlay Total:		1,000,000.00	12,683,180.39	60,000.00	60,000.00	12,623,180.39	99.53%
Expense Total:		10,315,427.70	22,143,608.09	748,582.18	2,862,207.90	19,281,400.19	87.07%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-4,223,061.09	9,210,924.46	8,662,864.17	12,885,925.26	305.13%
Report Surplus (Deficit):		-1,994,880.70	-4,223,061.09	9,210,924.46	8,662,864.17	12,885,925.26	305.13%

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04/15/2026 Item C.

Budget Report

For Fiscal: 2025-2026 Period Ending: 03/31/2026

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	342,089.27	1,691,593.39	-3,697,840.61	68.61%
460 - Interest Income	10,000.00	10,000.00	14,017.37	116,332.64	106,332.64	1,063.33%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	3,400.00	117,146.04	-2,803,966.96	95.99%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	9,600,000.00	9,600,000.00	0.00	0.00%
Revenue Total:	8,320,547.00	17,920,547.00	9,959,506.64	11,525,072.07	-6,395,474.93	35.69%
Expense						
510 - Personnel Services	777,930.90	777,930.90	55,129.98	325,966.49	451,964.41	58.10%
520 - Supplies	8,300.00	8,300.00	684.71	3,581.68	4,718.32	56.85%
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	6,780,798.00	479,498.36	1,553,044.95	5,227,753.05	77.10%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	919,614.78	963,634.02	51.17%
580 - Capital Outlay	1,000,000.00	12,683,180.39	60,000.00	60,000.00	12,623,180.39	99.53%
Expense Total:	10,315,427.70	22,143,608.09	748,582.18	2,862,207.90	19,281,400.19	87.07%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	9,210,924.46	8,662,864.17	12,885,925.26	305.13%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	9,210,924.46	8,662,864.17	12,885,925.26	305.13%

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04/15/2026 Item C.

Budget Report

For Fiscal: 2025-2026 Period Ending: 03/31/2026

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	9,210,924.46	8,662,864.17	12,885,925.26
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	9,210,924.46	8,662,864.17	12,885,925.26

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

Assets		
Cash and cash equivalents	\$ 18,055,352.60	
Receivables	\$ 962,500.00	Note 1
Inventories	\$ 18,235,686.52	
Prepaid Items	\$ -	
Total Assets	\$ 37,253,539.12	
Deferred Outflows of Resources		
Pensions	\$ 112,459.55	
Total deferred outflows of resources	\$ 112,459.55	
Liabilities		
Accounts Payable and other current liabilities	\$ 602,343.14	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 610,089.72	Note 3
Due in more than one year	\$ 29,993,011.83	
Total Liabilities	\$ 31,206,644.69	
Deferred Inflows of Resources		
Pensions	\$ (25,054.41)	
Total deferred inflows of resources	\$ (25,054.41)	
Net Position		
Net investment in capital assets	\$ -	
Unrestricted	\$ 6,134,299.57	
Total Net Position	\$ 6,134,299.57	

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

04/15/2026 Item C.

WYLIE ECONOMIC DEVELOPMENT

Balance Sheet

Account Summary

As Of 03/31/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	18,053,352.60
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	200,000.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	762,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	18,235,686.52
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	1,810,000.00
	Total Assets:	39,063,539.12
		<u>39,063,539.12</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,919.26
111-2000-20117	TMRS PAYABLE	9,325.44
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	278.80
111-2000-20136	HSA PAYABLE	500.00
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	107.22
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	15,206.24
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	1,810,000.00
111-2000-20610	RETAINAGE PAYABLE	579,844.70
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

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As Of 03/31/2026

Balance Sheet

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	2,413,543.14
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		11,525,072.07
Total Expense		2,862,207.90
Revenues Over/Under Expenses		8,662,864.17
	Total Equity and Current Surplus (Deficit):	36,649,995.98
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>39,063,539.12</u>

As Of 03/31/2026

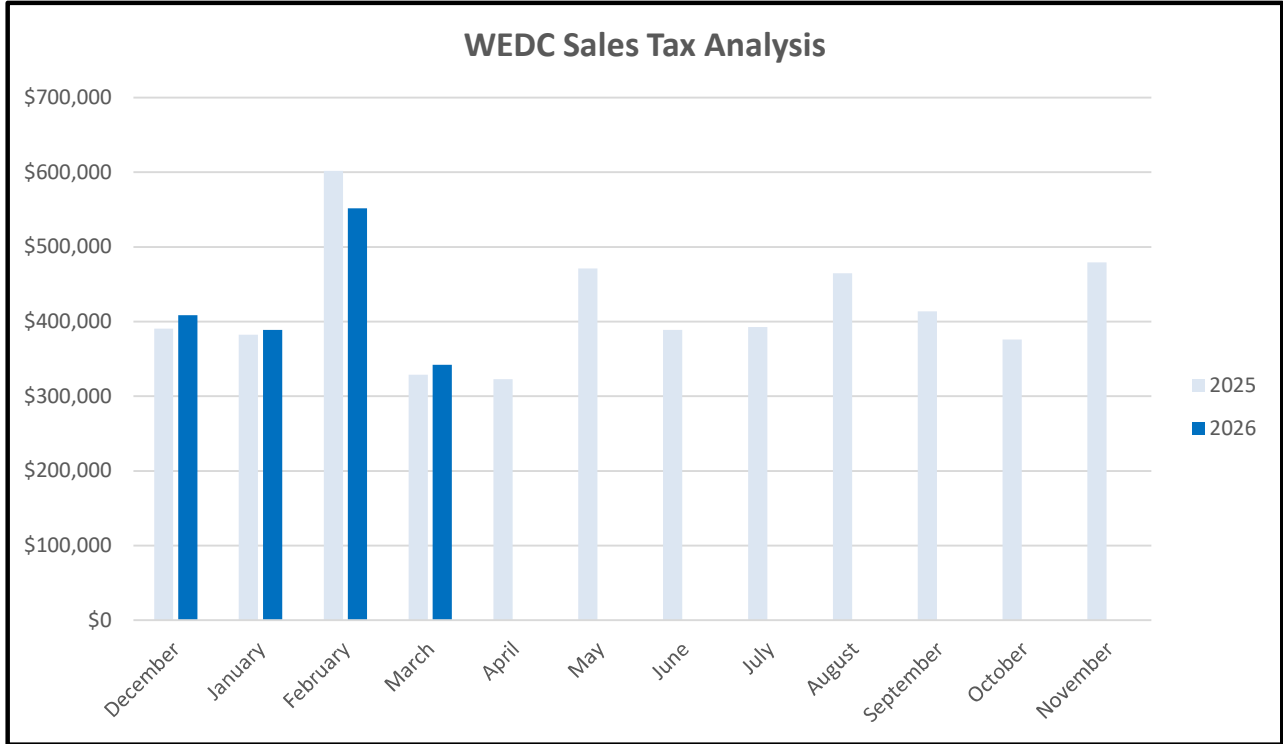
Balance Sheet

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
		<u>87,405.14</u>
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	532,939.96
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:	30,603,101.55
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		-406,980.84
Revenues Over/Under Expenses		-9,193,019.16
	Total Equity and Current Surplus (Deficit):	-30,515,696.41
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>87,405.14</u>

**Wylie Economic Development Corporation
SALES TAX REPORT
March 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	\$ -		
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ -		
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ -		
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ -		
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
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	\$ 1,691,593.39	\$ (12,993.74)	-0.76%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 1,691,593.39	\$ (12,993.74)	-0.76%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SIsTx receipts are then accrued back 2 months.
Example: March SIsTx Revenue is actually January SIsTx and is therefore the 4th allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

March 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	A
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	A
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B
CATES/LANSRING 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	
	<u>\$ 1,935,000.00</u>	<u>\$ 30,000.00</u>	<u>\$ 900,000.00</u>	<u>\$ 900,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,800,000.00</u>	<u>\$ 105,000.00</u>	<u>\$ 1,935,000.00</u>	

Deferred Outflow

\$ 1,810,000.00

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

B. 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 Forgiveable Land Grant (\$425,000 forgiven over 4 years) **\$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029**

Wylie Economic Development Corporation

Inventory Subledger (Land)
March 31, 2026

	Property	Purchase Date	Address	Acreage	SF	Improvements	Cost Basis	Sub-totals	
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	20691		\$ 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 Heimberger 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	\$ 6,748,500.99	
544 Gateway	Lot 2R (under contract)	Replat 1/23	544 Gateway Addition	1.483	64617		n/a \$ 793,033.69		
	(Lot 6 Sold)	Lot 3R	Replat 1/23	544 Gateway Addition	0.846	36847		n/a \$ 452,217.10	
	(Lot 1R Sold)	Lot 4R	Replat 1/23	544 Gateway Addition	1.183	51518		n/a \$ 632,271.85	
	(Lot 5R Sold)	Lot 7R	Replat 1/23	544 Gateway Addition	0.931	40576		n/a \$ 497,982.50	\$ 2,375,505.14
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 1 Sold)	Lot 2	Final Plat 10/24	Cooper Plaza	1.0144	44188		n/a \$ 339,071.64		
	Lot 3	Final Plat 10/25	Cooper Plaza	0.9072	39518		n/a \$ 303,236.92		
	Lot 4	Final Plat 10/26	Cooper Plaza	1.6154	70365		n/a \$ 539,937.90		
	Lot 5	Final Plat 10/27	Cooper Plaza	1.8135	78996		n/a \$ 606,166.90		
	Lot 6	Final Plat 10/28	Cooper Plaza	2.9784	129737		n/a \$ 995,522.25		
	Lot 7	Final Plat 10/29	Cooper Plaza	1.5540	67692		n/a \$ 519,426.93	\$ 3,303,362.54	
	Total				40.8538		\$ 387,700.00	5,011 \$ 18,235,686.33	\$ 18,235,686.33



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 15, 2026 Item Number: D
Prepared By: Jason Greiner

Subject

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

Recommendation

Motion to approve a Performance Agreement between the WEDC and TSP CP Wylie, LP.

Discussion

On February 10, 2026, City Council authorized the WEDC to enter into a Performance Agreement with Project 2025-4a and, the WEDC Board later approved the project on February 18, 2026. For clarity, Staff is simply bringing this item back to the Consent Agenda with the inclusion of the entity name, as both former approvals were tied only to 'Project 2025-4a'.

From our previous discussions, TSP CP Wylie, LP requested assistance from the WEDC specifically related to the construction of a new 18,499-square-foot retail and/or commercial building, and an estimated 15,621-square-foot commercial of additional space located at a 13.17-acre tract of land situated in the William Sachse Survey in Wylie, Texas. TSP CP Wylie, LP's initial plans are to invest over \$9M on the first phase of the project. The following Agreement outlines a \$2M reimbursement incentive, payable over a two-year period.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 \$1,000,000

- Proof of CO (or letter from CBO) by September 26, 2027,
➤ Proof of qualified infrastructure investment,
➤ Proof of paid fees, and
➤ Company is current on all ad valorem taxes and other property taxes.

Incentive No. 2 \$1,000,000

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

Should TSP CP Wylie, LP fail to meet the Performance Measures for Incentive No. 1, the entire Performance Agreement is voided in advance. Further, no partial incentive payments will be provided.

Economic Impact Analysis (EIA): The estimated valuation for this project is approximately \$25M, excluding the additional \$23M in anticipated Taxable Sales. With the WEDC's Incentive of \$2,000,000, this project will generate an estimated \$8.1 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer is investing \$4.05 in our community.

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



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 15, 2026
Prepared By: Jason Greiner

Item Number: E

Subject

Consider and act upon a Performance Agreement between the WEDC and Helm Dental Laboratory, Inc.

Recommendation

Motion to approve a Performance Agreement between the WEDC and Helm Dental Laboratory, Inc.

Discussion

On March 10, 2026, City Council authorized the WEDC to enter into a Performance Agreement with Project 2026-1c in an amount not to exceed \$20,000, followed by Board approval of the same on March 11, 2026. For clarity, Staff is simply bringing this item back to the Consent Agenda with the inclusion of the entity name, as both former approvals were tied only to "Project 2026-1c".

Based on our previous discussions, Helm Dental Laboratory, Inc. requested assistance from the WEDC specifically regarding the purchase and installation of manufacturing equipment within the facility located at 2801 Capital Street in Wylie, Texas. Helm Dental Laboratory, Inc. plans to invest over \$80k in the project and add four new FTEs. The following Agreement outlines a \$20,000 incentive.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 \$20,000

- Proof of CO (or letter from CBO) by August 31, 2026,
➤ Proof of capital investment,
➤ Proof of employment for all Full-Time employees,
➤ Proof of fees paid on time, and
➤ Company is current on all ad valorem taxes and other property taxes.

Should Helm Dental Laboratory, Inc. fail to meet the Performance Measures for Incentive No. 1, the entire Performance Agreement is voided in advance. Further, no partial incentive payments will be provided.

Economic Impact Analysis (EIA): The estimated valuation for this small equipment expansion is approximately \$45K. With the WEDC's \$20,000 Incentive, for every \$1 the WEDC invests, this business invests \$2.28 in our community.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 13, 2026

Item Number: DS1

Prepared By: Jason Greiner

Subject
Discussion regarding ICSC events.

Recommendation
No action is requested by staff for this item.

Discussion
Staff will lead a discussion about the upcoming ICSC event.
ICSC Las Vegas May 18-20, 2026
Monday, May 18 • Wynn
Professional Development
Keynote Presentation
Opening Reception
Tuesday, May 19 • LVCC
8:00 am – 5:00 pm • Exhibit Hall Open
10:00 am – 4:30 pm • Sessions
Wednesday, May 20 • LVCC
8:00 am – 3:00 pm • Exhibit Hall Open
10:00 am – 12:00 pm • Sessions
ICSC LAS VEGAS takes place annually in May, and it’s a gathering of dealmakers and industry experts who are driving innovation and evolution in commercial real estate.
For more information, please follow the link: ICSC Las Vegas 2026



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: April 15, 2026
Prepared By: Jason Greiner

Item Number: DS2

Subject
Discussion and updates from WEDC Committees.

Recommendation
No action is requested by staff on this item.

Discussion
Committee members and staff will hold a discussion and provide updates from WEDC Committees.
Current Active Standing Committees of the WEDC:
- Budget, Finance, and Audit Committee (Melisa Whitehead, Demond Dawkins)
- Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
- Committee for New Business Attraction and Recruitment (Blake Brininstool, Alan Dayton)
Current Special Committees of the WEDC:
- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
- Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)
Note: Staff would like to schedule standing committee meetings for April/May to prepare for budget season and future program planning.



STAFF REPORT

Date: April 15, 2026 Item Number: DS3
Prepared By: Jason Greiner

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

Recommendation
N/A

Discussion
WEDC Property Update:
Property Management/Real Estate
• 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: Mid-2026
• 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Anticipated completion date: Late 2026 or Early 2027. As of 3-23-26, construction has not commenced, so the WEDC has an option to repurchase.
• 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: 4-27-26
• 8.27 ac/Wylie Square One – Inspection Period Exp: 5-5-2026; Closing Date: 6-4-2026
• 1.017 ac/L.M.B. Partnership – Inspection Period Exp: 5-10-2026; Closing Date: 6-9-2026
• 3.95 ac/Keles Group – Inspection Period Exp: 6-9-2026; Closing Date: 7-9-2026
Listing Agreement – Segovia Partners (SP)
• 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:
Active & Moving / Slowed or Paused / Inactive but Invested or Planning
Design & Engineering - Cooper Plaza - State Hwy 78 & Brown
• Record drawings have been completed.
• On-site walkthrough meeting with the WEDC, City, and McMahon took place on 3-26-26.
• KH to review erosion control proposal from McMahon and determine whether to either move forward with McMahon or obtain other bids.
SH 78 Sidewalks
• KH to resubmit construction plans to City.

Downtown Parking / Jackson Ave Parking and Striping

- KH to send concept plan to City staff and fire and set up meeting to get final sign-off on design.
- KH to begin preparing construction plans once final buyoff is received.

Design & Engineering - 544 Gateway Addition

- Tiseo is done with improvement. Preliminary walk-through is scheduled with TxDOT/City of Wylie on 3-13-26. WEDC and KH walk-through tentatively scheduled for 3-26-26.
- Staff is coordinating with the City of Wylie/contractor regarding sign installation on John Yeager Way. Road Opening Ceremony for John Yeager Way scheduled for 4-24-26.

Lot 3 – 544 Gateway Addition

- KH to update parking exhibit and send to WEDC for coordination with adjacent property owner.
- KH preparing civil construction plans once layout is confirmed.

FM 544 Corridor Master Plans

- KH finalizing drainage design and deliverables for the corridor.
- KH to update concept plans per WEDC direction.

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

- KH reviewing and providing input on the drainage analysis from LJA.

Atmos Gas Main Extension- N Hwy 78

- Construction has begun on the project.
- Staff coordinated with City of Wylie for traffic line location at Kreymer/Hwy 78.
- Anticipated completion within the next two weeks.

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 the shutdown for the tie-in.

Sanden Easement/ROW Coordination

- KH is preparing an IPO, currently coordinating scope language and fees with internal partners on all drainage, traffic, and structural-related items.

Keefer Street Infrastructure

- KH to prepare IPO.

Jackson Avenue Development

- Project on hold, but work continues on Jackson Ave. Parking and Striping.
- 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.

Downtown Parking and Drainage/Union Pacific Coordination

- The survey documentation that Union Pacific has requested has been provided.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

BRE & Workforce Updates:

- Two BRE visits were conducted in March.
- Sponsored and supported Wylie ISD Business Symposium featuring local business owners as speakers.
- Facilitated workforce program development meeting between Helm Dental Laboratory and Collin College to establish a new career pathway in the medical curriculum for Dental Lab Technicians.
- Identified an expansion project for a local business. Potential facility and equipment expansion.
- Facilitated a meeting with Deanan, Collin College, and Workforce Solutions.
- Organized a Workforce Training Discussion for Helm with Cross Timbers.
- Continued BRE Succession planning/training activities.

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. Staff attended multiple Zoom calls. (JG, RG, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- The Office Manager position has been filled with a start date of April 22nd.
- Staff attended City of Wylie Employee Awards Luncheon (RH, AW, MB)
- Staff attended Workforce Solutions Annual Awards Luncheon (CS)
- Staff attended Regional Leadership with Wylie, McKinney, Allen (CS)
- Wylie ISD Business Symposium (DD, AW, CS)
- Staff attended Leadership Wylie, Austin (CS)
- Board and Staff attended State of the City Luncheon – (HS, MW, JG, RH, AW, MB, CS)
- Staff attended WISD Boots ‘N Barbecue (JG, RH, AW, CS)
- Sales tax revenues for April are up 7.47% and up 0.55% for the year.

Upcoming Events:

- Taste of Wylie – May 4 **RSVP Required*
- ICSC Las Vegas – May 18-20 – Las Vegas

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

2026 March **Board Meeting – 11th**

5		Leadership Wylie – Regional Leadership with Allen & McKinney - cs
10	6:00 pm	Joint WEDC/City Council Special Called Meeting; City Council Meeting
11	10:00 am	Wylie ISD Business Symposium – Collin College/Wylie
12		Leadership Wylie – Legislative Trip to Austin – cs
24	11:30 am	Chamber of Commerce: State of the City Luncheon
24	6:00 pm	City Council & WEDC Annual Report
28	5:30 pm	Boots ‘N Barbecue Gala – WISD Ed Foundation - Plano

2026 April **Board Meeting – 15th / Special Called Meeting – 22nd**

1		Industrial Real Estate Summit – Dallas, TX
2		Governor’s Small Business Summit - Allen, TX – aw,cs
3	CLOSED	Good Friday Holiday
7	8:30 am	WDMA Meeting
14	6:00 pm	City Council
15	7:30 am	WEDC Board Meeting
16		Leadership Wylie – Public Safety Day – cs
16	5:01 pm	5:01 Professional Mixer – Glen Echo Brewing
21		DFW State of the Market - Bisnow
22	12:00 pm	Special Called WEDC Board Meeting
23	7:30-9:30 am	Coffee with the City Manager – Coffee at the Hub
24	1:30 pm	John Yeager Way Road Opening Ceremony
28	5:30 pm	City Council - Small Business Week Proclamation & Reception
28	8:00 am	Chamber of Commerce: State of the Chamber Luncheon *RSVP Required

2026 May **Board Meeting – 13th**

1		Stetson & Stiletto – Collin College Foundation - Plano *RSVP Required
3		Pedal Car Races – Historic Downtown Wylie
3-9		National Small Business Week
4-8		Economic Development Week
4	11:00 am	Taste of Wylie *RSVP Required
5	8:30 am	WDMA Meeting
12	6:00 pm	City Council
13	7:30 am	WEDC – Special Called Board Meeting
6	11:30 am	CCBA - State of the Business
14		Leadership Wylie – History of Wylie/Public Works – cs
14		NTCCIM EconDev Panel – Dallas – jg, rh
18-20		ICSC 2025 Las Vegas – Las Vegas – mp, bp, hs, mw, jg, rh
19	11:30 am	Internship Signing Day
25	CLOSED	Memorial Day Holiday – Office Closed
26	11:30 am	Chamber of Commerce Leadership Wylie Luncheon & Graduation – cs
26	6:00 pm	City Council
27-28		Board & Commission Interviews - hs
30		Bluegrass on Ballard - Historic Downtown Wylie/Olde City Park

Around the Corner...

- DFW Experiential Retail & Mixed-Use Summit – June 2
- Eastern Collin County Women’s Conference – June 4
- TEDC Mid-Year Conference – June 17-19 – Plano
- Retail Live – September 2 – Austin

QUARTERLY UPDATE



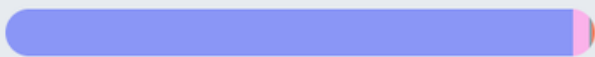


DINESHOPPLAY

TEXAS

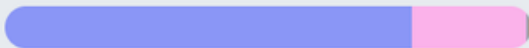
DATA

Followers



9,022

Impressions



198.81K



Tucked in to Historic Downtown Wylie is Just JAZ Boutique . Inside, you will find the most adorable seasonal selections of children's...



Jan 12, 2026
1:48 PM

60.9K



If you have not been to BlueFin in Wylie near the Target shopping center, you should! We popped in for lunch the other day and we...



Mar 6, 2026
10:13 AM

43.16K

ACTIONS TAKEN TO BUSINESS PAGES

3,267

SOCIAL MEDIA RESCUE

04/15/2026 Item DS3.

SPRING 2026 Class Schedule

Registration Open

Deadline - 4/14

Winners Announced - 4/15

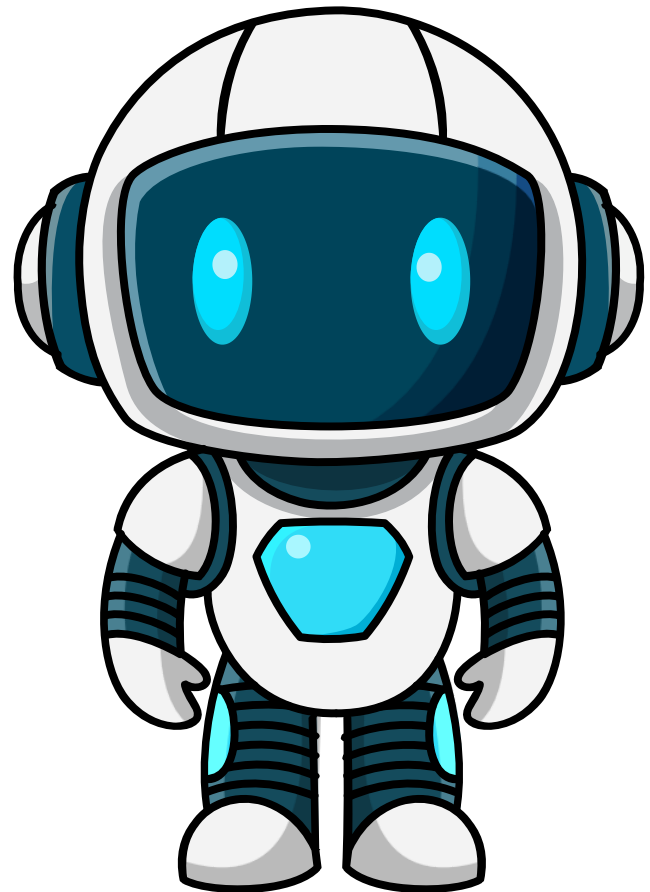
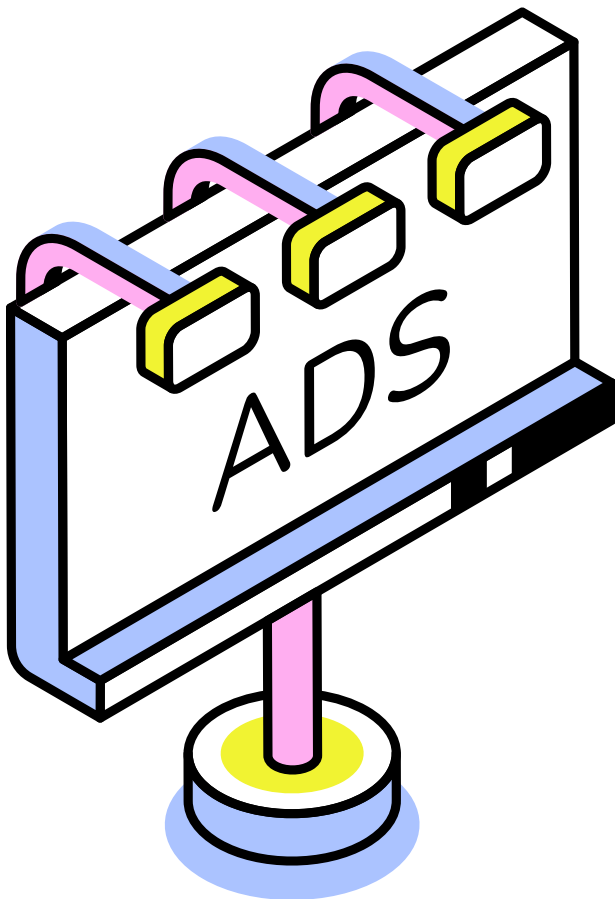
Classroom Classes - 4/22, 4/29, 5/6



Executed and Coming

**Meta Ads Class
8 Businesses Present - 4 Hour Class**

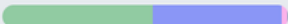
**Small Business Week - AI Panel
May 6th @ HM - Free Entry - Free Drink**



SOCIAL MEDIA

SOCIAL MEDIA ORGANIC

EDC

Impressions  6,034 ↓

3,177 ↑
LinkedIn

2,718 ↓
Facebook

119 ↓
Instagram

20 ↓
Twitter

Followers  2,248 ↑

1,273 ↓
Facebook

403 ↑
LinkedIn

344 ↑
Instagram

228 ↓
Twitter

Discover Wylie

Followers  26.02K ↑

23.93K ↑
Facebook

2,094 ↑
Instagram

Impressions  167.6K ↓

156.04K ↓
Facebook

11.56K ↓
Instagram

Looking for your next lunch spot? Wylie has no shortage of great places to grab a bite. From quick favorites to sit-down staples, these 8 local...



Jan 10, 2026
10:30 AM

20.2K

106



Working remotely in Wylie? Why not switch up your scenery. From cozy coffee shops to welcoming local spots with WiFi and plenty ...



Mar 10, 2026
12:01 PM

8.79K

61



It's Throwback Thursday and today we're looking back at a classic piece of Wylie history. For many years, Wylie proudly used the...



Mar 19, 2026
3:30 PM

7.09K

49

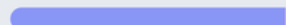


Historic Downtown Wylie

Followers  2,370 ↑

1,815 ↑
Facebook

555 ↓
Instagram

Impressions  69.12K ↑

66.59K ↑
Facebook

2,522 ↓
Instagram

The weather is warming up, which makes it the perfect time to get outside and enjoy a walk around Wylie. From scenic parks and...



Mar 24, 2026
1:30 PM

49.73K

2317



Date night done right starts right here in Wylie. Whether you're planning a casual evening or something a little more special, ther...



Jan 20, 2026
10:02 AM

966

5



We're shining a spotlight on In-Sync Exotics Wildlife Rescue and Educational Center, a local nonprofit dedicated to rescuing....



Feb 3, 2026
2:30 PM

888

73

