

# Wylie Economic Development Corporation

## Board Regular Meeting

August 20, 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 July 16, 2025 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the July 2025 WEDC Treasurer's Report.

### REGULAR AGENDA

- 1. Consider and act upon Resolution 2025-01(R) between the WEDC and Government Capital Corporation.

### DISCUSSION ITEMS

- DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.
- DS2. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

### EXECUTIVE SESSION

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

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

- ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, 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, 2023-1c, 2023-2d, 2023-8a, 2023-11b, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-6a, 2025-6d, 2025-6e, 2025-8a, 2025-8b, 2025-8c, 2025-8d, 2025-8e, and 2025-8f.

**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 August 15, 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

July 16, 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 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, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

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

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

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

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

### **CONSENT AGENDA**

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

- A. Consider and act upon approval of Minutes from the June 18, 2025 Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of the June 2025 WEDC Treasurer's Report.**

#### **Board Action**

A motion was made by Blake Brininstool, seconded by Harold Smith, to approve the Consent Agenda. A vote was taken, and the motion passed 5-0.

President Dawkins moved to Discussion Item 3.

### **DISCUSSION ITEMS**

- DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.**

#### **Discussion**

Staff introduced Brittany Rouse and Keaton Cox with Kimley-Horn, who provided engineering updates on multiple ongoing projects, including State Highway 78 TxDOT Improvements, Cooper

Plaza, 544 Gateway, State Highway 78 & Alanis Drive Utility Extension, Downtown Parking, Regency Business Park, and FM 544 Corridor Master Plans. The Board discussed ensuring that there is no duplication of engineering efforts between the City of Wylie and WEDC. Staff and Kimley Horn assured the Board that there is no duplication of efforts.

President Dawkins then moved to Executive Session.

### **EXECUTIVE SESSION**

Recessed into Closed Session at 7:59 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/Brown, 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.**

**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, 2023-1c, 2023-2d, 2023-8a, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-2a, 2025-3b, 2025-4a, 2025-4d, 2025-4e, 2025-4g, 2025-5b, 2025-5c, 2025-5f, 2025-5g, 2025-6a, 2025-6b, 2025-6c, 2025-6d, 2025-6e, 2025-6f, 2025-6g, 2025-7a, 2025-7b, 2025-7c, 2025-7d and 2025-7e.**

President Dawkins left the meeting during Executive Session at 9:31 a.m.

### **RECONVENE INTO OPEN SESSION**

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

Vice President Brininstool reconvened into Open Session at 9:31 a.m. and the Board took the following action:

#### **Board Action**

A motion was made by Melisa Whitehead, seconded by Harold Smith, to authorize the WEDC to enter into a Performance Agreement with Lanspring Investments, LLC/Cates Control Systems (Project 2024-2d) in an amount not to exceed \$600,000. A vote was taken and the motion passed 4-0.

**Board Action**

A motion was made by Harold Smith, seconded by Melisa Whitehead, to authorize the WEDC to enter into a Performance Agreement with Project 2023-11b in an amount not to exceed \$100,000, subject to Council approval. A vote was taken and the motion passed 4-0.

Vice President Brininstool then moved to the Regular Agenda Items.

**REGULAR AGENDA**

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**1. Consider and act upon a Second Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC.**

**Discussion**

Staff reminded the Board of the Purchase and Sale agreement approved on October 16, 2024. Staff stated that there have been some delays due to the Regency Business Park drainage analysis, flood studies, and regional improvements; therefore, they are requesting a 90-day extension of the Feasibility Period deadline. Approval of the Second Amendment would extend the Feasibility Period deadline from April 15, 2025, to July 14, 2025. Staff noted that closing would occur quickly once they get through Planning and Zoning.

**Board Action**

A motion was made by Melisa Whitehead, seconded by Harold Smith, to approve a Second 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 4-0.

**2. Consider and act upon a Second Amendment to the Performance Agreement between the WEDC and Phoenix Ascending Investments, LLC.**

**Discussion**

Staff reminded the Board of the Performance Agreement with Phoenix Ascending Investments, LLC, and the First Amendment, which provided for an extension to the Certificate of Occupancy (CO) Deadline due to construction delays tied to WEDC's infrastructure work. While the agreement allows a 90-day extension to July 31, 2025, Staff recommends a Second Amendment to formally extend the CO Deadline to ensure that all required inspections are fully completed and eliminate any further extension options.

**Board Action**

A motion was made by Harold Smith, seconded by Melisa Whitehead, to approve a Second Amendment to the Performance Agreement between the WEDC and Phoenix Ascending Investments, LLC. A vote was taken, and the motion passed 4-0.

**3. Consider and act upon a License Agreement between the WEDC and Wylie Downtown Merchants Association.**

### **Discussion**

Staff reminded the Board of the updated License Agreement between the WEDC and the Wylie Downtown Merchants Association, which the Board previously authorized on June 24, 2025, contingent on refining the term and performance conditions. Staff noted that the original discussion proposed a variable term dependent on delivery of key performance indicators and brand asset readiness, such as brand transfer within 2–3 years, followed by a 5-year marketing period. Staff shared that the License Agreement would include a flat 10-year term with the brand asset exchange to occur after the first five years, in which “Discover Wylie” would become property of WEDC and “Historic Downtown Wylie” would become property of WDMA. The remaining five years will be a marketing partnership with WEDC, continuing to promote Historic Downtown Wylie. Additionally, ongoing cost commitments for WEDC include \$35,000 annually for website hosting, maintenance, and updates for both brands during the term.

### **Board Action**

A motion was made by Harold Smith, seconded by Melisa Whitehead, to approve a License Agreement between the WEDC and Wylie Downtown Merchants and further authorize the WEDC Executive Director to execute said Agreement. A vote was taken, and the motion passed 4-0.

## **4. Consider and act upon the approval of the FY 2025-2026 WEDC Budget.**

### **Discussion**

Staff provided an overview of the FY 2025-2026 WEDC Budget to the Board and noted that the same will be presented to the City Council on 7/22/25. Staff highlighted estimates of \$13.9 MM in available resources, including a \$5.6 MM beginning fund balance. Sales tax revenue is estimated to be \$5.3 MM. Staff anticipates \$2.8 MM in revenue from the sale of EDC properties. Personnel Services increased from \$666k to \$776k in early FY26 for the addition of one position to allow for cross-training due to retirement. Special Services/Real Estate is up from \$71k to \$221k due to site development (RBP). Special Services/Infrastructure is down from \$9MM to \$3.2MM due to the completion of multiple infrastructure projects. Engineering Services is up from \$855k to \$960k, which includes General Engineering, RBP Construction Plans, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, Environmental, and Misc Surveys/Concepts. Debt Service is up from \$1.2MM to \$1.8MM due to a projected increase related to Executive Session discussions and Confidential Project. Staff estimates a FY26 ending fund balance of \$3.6 MM.

### **Board Action**

A motion was made by Harold Smith, seconded by Alan Dayton, to approve the FY 2025-2026 WEDC Budget as presented. A vote was taken, and the motion passed 4-0.

## **DISCUSSION ITEMS**

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

### **Discussion**

Staff noted that MLKJ representative Mansour Khayal will be present at the August meeting to provide project updates. Staff then discussed MLKJ’s progress, which is provided to the Board on a weekly basis. Staff noted that MLKJ still plans to meet their deliverables this Fall, and there are

pending leases on this space. Staff discussed on-site delays/issues with the contractors, which MLKJ will elaborate on in the August meeting. Staff will continue to provide weekly project updates as requested by the Board. The Board discussed concerns regarding the state of the project and the lack of construction progress on-site.

**DS2. Discuss issues surrounding WEDC loans.**

**Discussion**

Staff discussed options for securing additional funds related to Executive Session discussions and confidential projects. For budgeting purposes, Staff has projected a loan scenario of \$7MM at a fixed 7% rate for 20 years. The closing of this loan is anticipated to occur within FY 24-25. However, should funding take longer than expected, the FY 25-26 budget would be amended accordingly. Additional information will be brought back to the Board in August or at a Special Called Meeting as needed, based on the anticipated necessary timeline.

**DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.**

**Discussion**

Staff continued the discussion related to the Staff Report, referencing the Agenda Report provided in the packet for additional updates pertaining to WEDC Property Updates, Temporary Access Agreements, Upcoming Events, and WEDC Activities/Programs. Staff shared updates on BRE and workforce, including possible expansion for two businesses, the launch of a new program with Wylie ISD CTE and North Texas Municipal Water District, and preparations for the upcoming Manufacturing Day. Staff noted that the overall engagement continues to trend upwards across all social media platforms this quarter.

**FUTURE AGENDA ITEMS**

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There were no Items requested for inclusion on future agendas.

**ADJOURNMENT**

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With no further business, Vice President Brininstool adjourned the WEDC Board meeting at 9:57 a.m.

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**Demond Dawkins, President**

**ATTEST:**

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**Jason Greiner, Executive Director**



# Wylie Economic Development Board

## AGENDA REPORT

Meeting Date: August 20, 2025

Item Number: B

Prepared By: Jason Greiner

### Subject

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

### Recommendation

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

Presented for the Board's review and approval is the July 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 May and allocated in July was \$392,577.13, an increase of 4.90% over the same period in 2024. YTD sales tax revenues as of July are up 7.72%.

Note: Recurring revenue of \$1500 per month for temporary access of 709 Cooper (Flytrex) is reflected in the July financials and will be a recurring revenue until the expiration of the term.

### **EXPENSES:**

#### Incentives

\$40,000.00 Sands, RX – Incentive 1 of 1

#### Special Services - Infrastructure

\$38,730.83 Capco Telecom, LLC – FM 544 Fiber Line Relocation

\$423,277.20 McMahon Contracting – Pay App 10

#### Engineering / Architectural

\$15,491.36 Kimley Horn & Associates – General Engineering/FM 544 Gateway/FM 544 Corridor Master Plan



		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="#">111-4000-40150</a>	REV IN LEIU OF TAXES	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-40210</a>	SALES TAX	4,990,217.00	4,990,217.00	392,577.13	3,280,472.24	-1,709,744.76	34.26 %
<b>Category: 400 - Taxes Total:</b>		<b>4,990,217.00</b>	<b>4,990,217.00</b>	<b>392,577.13</b>	<b>3,280,472.24</b>	<b>-1,709,744.76</b>	<b>34.26%</b>
<b>Category: 430 - Intergovernmental</b>							
<a href="#">111-4000-43518</a>	380 ECONOMIC AGREEMENTS	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 430 - Intergovernmental Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Category: 460 - Interest Income</b>							
<a href="#">111-4000-46050</a>	CERTIFICATE OF DEPOSIT	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-46110</a>	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	22,223.04	310,167.58	198,167.58	276.94 %
<a href="#">111-4000-46140</a>	TEXPOOL INTEREST	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-46143</a>	LOGIC INTEREST	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-46150</a>	INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-46160</a>	LOAN REPAYMENT (PRINCIPAL)	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-46210</a>	BANK MONEY MARKET INTEREST	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 460 - Interest Income Total:</b>		<b>112,000.00</b>	<b>112,000.00</b>	<b>22,223.04</b>	<b>310,167.58</b>	<b>198,167.58</b>	<b>176.94%</b>
<b>Category: 480 - Miscellaneous Income</b>							
<a href="#">111-4000-48110</a>	RENTAL INCOME	4,800.00	4,800.00	1,900.00	7,200.00	2,400.00	150.00 %
<a href="#">111-4000-48310</a>	RECOVERY - PRIOR YEAR EXPEND	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-48410</a>	MISCELLANEOUS INCOME	0.00	0.00	0.00	400.00	400.00	0.00 %
<a href="#">111-4000-48430</a>	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	925,593.76	-3,195,936.24	77.54 %
<b>Category: 480 - Miscellaneous Income Total:</b>		<b>4,126,330.00</b>	<b>4,126,330.00</b>	<b>1,900.00</b>	<b>933,193.76</b>	<b>-3,193,136.24</b>	<b>77.38%</b>
<b>Category: 490 - Transfers In &amp; Other Financing Sources</b>							
<a href="#">111-4000-49160</a>	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-49325</a>	BANK NOTE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-49550</a>	LEASE PRINCIPAL PAYMENTS (OFS)	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-4000-49600</a>	INSURANCE RECOVERIES	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 490 - Transfers In &amp; Other Financing Sources Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Revenue Total:</b>		<b>9,228,547.00</b>	<b>9,228,547.00</b>	<b>416,700.17</b>	<b>4,523,833.58</b>	<b>-4,704,713.42</b>	<b>50.98%</b>
<b>Expense</b>							
<b>Category: 510 - Personnel Services</b>							
<a href="#">111-5611-51110</a>	SALARIES	470,558.40	470,558.40	38,986.64	391,646.70	78,911.70	16.77 %
<a href="#">111-5611-51130</a>	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51140</a>	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
<a href="#">111-5611-51145</a>	SICK LEAVE BUYBACK	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51160</a>	CERTIFICATION INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51170</a>	PARAMEDIC INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51210</a>	CAR ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51220</a>	PHONE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51230</a>	CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51260</a>	MOVING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51310</a>	TMRS	74,649.83	74,649.83	6,148.22	62,255.74	12,394.09	16.60 %
<a href="#">111-5611-51410</a>	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,505.41	64,937.37	15,006.39	18.77 %
<a href="#">111-5611-51415</a>	EXECUTIVE HEALTH PLAN	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-51420</a>	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	732.03	1,009.04	57.96 %
<a href="#">111-5611-51440</a>	FICA	29,348.70	29,348.70	2,233.96	22,836.57	6,512.13	22.19 %
<a href="#">111-5611-51450</a>	MEDICARE	6,863.81	6,863.81	522.44	5,340.72	1,523.09	22.19 %
<a href="#">111-5611-51470</a>	WORKERS COMP PREMIUM	994.07	1,175.06	0.00	1,175.06	0.00	0.00 %

## Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">111-5611-51480</a>	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
<b>Category: 510 - Personnel Services Total:</b>		<b>667,492.32</b>	<b>667,673.31</b>	<b>54,479.08</b>	<b>551,903.19</b>	<b>115,770.12</b>	<b>17.34%</b>
<b>Category: 520 - Supplies</b>							
<a href="#">111-5611-52010</a>	OFFICE SUPPLIES	5,000.00	5,000.00	544.89	1,964.30	3,035.70	60.71 %
<a href="#">111-5611-52040</a>	POSTAGE & FREIGHT	300.00	300.00	0.00	223.85	76.15	25.38 %
<a href="#">111-5611-52130</a>	TOOLS/ EQUIP (NON-CAPITAL)	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-52810</a>	FOOD SUPPLIES	3,000.00	3,000.00	214.28	2,183.14	816.86	27.23 %
<a href="#">111-5611-52990</a>	OTHER	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 520 - Supplies Total:</b>		<b>8,300.00</b>	<b>8,300.00</b>	<b>759.17</b>	<b>4,371.29</b>	<b>3,928.71</b>	<b>47.33%</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="#">111-5611-54630</a>	TOOLS & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-54810</a>	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
<a href="#">111-5611-54910</a>	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-54990</a>	OTHER	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 540 - Materials for Maintenance Total:</b>		<b>10,150.00</b>	<b>10,150.00</b>	<b>0.00</b>	<b>1,975.00</b>	<b>8,175.00</b>	<b>80.54%</b>
<b>Category: 560 - Contractual Services</b>							
<a href="#">111-5611-56030</a>	INCENTIVES	1,741,250.00	1,741,250.00	40,000.00	960,000.00	781,250.00	44.87 %
<a href="#">111-5611-56040</a>	SPECIAL SERVICES	87,270.00	87,270.00	1,210.54	86,332.23	937.77	1.07 %
<a href="#">111-5611-56041</a>	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	2,013.64	31,144.94	39,855.06	56.13 %
<a href="#">111-5611-56042</a>	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	462,008.03	7,721,077.98	1,299,589.02	14.41 %
<a href="#">111-5611-56080</a>	ADVERTISING	226,125.00	226,125.00	6,141.17	110,006.95	116,118.05	51.35 %
<a href="#">111-5611-56090</a>	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	5,010.13	37,783.00	36,667.00	49.25 %
<a href="#">111-5611-56110</a>	COMMUNICATIONS	7,900.00	7,900.00	521.10	4,680.05	3,219.95	40.76 %
<a href="#">111-5611-56180</a>	RENTAL	27,000.00	27,000.00	2,250.00	24,750.00	2,250.00	8.33 %
<a href="#">111-5611-56210</a>	TRAVEL & TRAINING	95,500.00	95,500.00	800.00	65,619.43	29,880.57	31.29 %
<a href="#">111-5611-56250</a>	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	2,039.17	78,082.35	12,970.65	14.25 %
<a href="#">111-5611-56310</a>	INSURANCE	6,800.00	6,800.00	0.00	6,119.85	680.15	10.00 %
<a href="#">111-5611-56510</a>	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	2,860.80	38,251.20	14,748.80	27.83 %
<a href="#">111-5611-56570</a>	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	15,491.36	133,006.84	722,293.16	84.45 %
<a href="#">111-5611-56610</a>	UTILITIES-ELECTRIC	2,400.00	2,400.00	431.21	1,742.30	657.70	27.40 %
<b>Category: 560 - Contractual Services Total:</b>		<b>12,359,715.00</b>	<b>12,359,715.00</b>	<b>540,777.15</b>	<b>9,298,597.12</b>	<b>3,061,117.88</b>	<b>24.77%</b>
<b>Category: 570 - Debt Service &amp; Capital Replacement</b>							
<a href="#">111-5611-57110</a>	DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-57410</a>	PRINCIPAL PAYMENT	606,744.04	606,744.04	52,728.97	519,252.27	87,491.77	14.42 %
<a href="#">111-5611-57415</a>	INTEREST EXPENSE	625,253.60	625,253.60	49,937.50	507,412.43	117,841.17	18.85 %
<a href="#">111-5611-57710</a>	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 570 - Debt Service &amp; Capital Replacement Total:</b>		<b>1,231,997.64</b>	<b>1,231,997.64</b>	<b>102,666.47</b>	<b>1,026,664.70</b>	<b>205,332.94</b>	<b>16.67%</b>
<b>Category: 580 - Capital Outlay</b>							
<a href="#">111-5611-58110</a>	LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
<a href="#">111-5611-58120</a>	DEVELOPMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58150</a>	LAND-BETTERMENTS	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58210</a>	STREETS & ALLEYS	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58410</a>	SANITARY SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58810</a>	COMPUTER HARD/SOFTWARE	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58830</a>	FURNITURE & FIXTURES	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58910</a>	BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-58995</a>	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Category: 580 - Capital Outlay Total:</b>		<b>1,000,000.00</b>	<b>1,000,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000,000.00</b>	<b>100.00%</b>
<b>Category: 590 - Transfers Out &amp; Other Financing Uses</b>							
<a href="#">111-5611-59111</a>	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-59190</a>	TRANSFER TO THOROUGHFARE IMPA	0.00	0.00	0.00	0.00	0.00	0.00 %
<a href="#">111-5611-59430</a>	TRANSFER TO CAPITAL PROJ FUND	0.00	0.00	0.00	0.00	0.00	0.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
<a href="#">111-5611-59990</a>	PROJECT ACCOUNTING	0.00	0.00	0.00	0.00	0.00	0.00 %
Category: 590 - Transfers Out & Other Financing Uses Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Expense Total:		15,277,654.96	15,277,835.95	698,681.87	10,883,511.30	4,394,324.65	28.76%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-6,049,107.96	-6,049,288.95	-281,981.70	-6,359,677.72	-310,388.77	-5.13%
Report Surplus (Deficit):		-6,049,107.96	-6,049,288.95	-281,981.70	-6,359,677.72	-310,388.77	-5.13%

## Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

## 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	4,990,217.00	4,990,217.00	392,577.13	3,280,472.24	-1,709,744.76	34.26%
430 - Intergovernmental	0.00	0.00	0.00	0.00	0.00	0.00%
460 - Interest Income	112,000.00	112,000.00	22,223.04	310,167.58	198,167.58	176.94%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	1,900.00	933,193.76	-3,193,136.24	77.38%
490 - Transfers In & Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00%
<b>Revenue Total:</b>	<b>9,228,547.00</b>	<b>9,228,547.00</b>	<b>416,700.17</b>	<b>4,523,833.58</b>	<b>-4,704,713.42</b>	<b>50.98%</b>
<b>Expense</b>						
510 - Personnel Services	667,492.32	667,673.31	54,479.08	551,903.19	115,770.12	17.34%
520 - Supplies	8,300.00	8,300.00	759.17	4,371.29	3,928.71	47.33%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	1,975.00	8,175.00	80.54%
560 - Contractual Services	12,359,715.00	12,359,715.00	540,777.15	9,298,597.12	3,061,117.88	24.77%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	1,026,664.70	205,332.94	16.67%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
590 - Transfers Out & Other Financing Uses	0.00	0.00	0.00	0.00	0.00	0.00%
<b>Expense Total:</b>	<b>15,277,654.96</b>	<b>15,277,835.95</b>	<b>698,681.87</b>	<b>10,883,511.30</b>	<b>4,394,324.65</b>	<b>28.76%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-6,049,107.96</b>	<b>-6,049,288.95</b>	<b>-281,981.70</b>	<b>-6,359,677.72</b>	<b>-310,388.77</b>	<b>-5.13%</b>
<b>Report Surplus (Deficit):</b>	<b>-6,049,107.96</b>	<b>-6,049,288.95</b>	<b>-281,981.70</b>	<b>-6,359,677.72</b>	<b>-310,388.77</b>	<b>-5.13%</b>

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-6,049,107.96	-6,049,288.95	-281,981.70	-6,359,677.72	-310,388.77
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	-281,981.70	-6,359,677.72	-310,388.77

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

**Assets**

Cash and cash equivalents	\$ 8,302,158.69	
Receivables	\$ 684,000.00	Note 1
Inventories	\$ 14,063,964.34	
Prepaid Items	\$ -	
<b>Total Assets</b>	<b>\$ 23,050,123.03</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	\$ 841,888.75	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 168,842.69	Note 3
Due in more than one year	\$ 14,482,701.43	
<b>Total Liabilities</b>	<b>\$ 15,494,632.87</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	\$ 7,631,345.30	
<b>Total Net Position</b>	<b>\$ 7,631,345.30</b>	

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

*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 07/31/2025

Account	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.	8,300,158.69
<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	684,000.00
<a href="#">111-1000-14112</a>	INVENTORY - MATERIAL/ SUPPLY	0.00
<a href="#">111-1000-14116</a>	INVENTORY - LAND & BUILDINGS	14,063,964.34
<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	110,000.00
<b>Total Assets:</b>		<b>23,160,123.03</b>
		<b><u>23,160,123.03</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	-2,608.66
<a href="#">111-2000-20117</a>	TMRS PAYABLE	9,097.95
<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	7,780.48
<a href="#">111-2000-20131</a>	EDWARD JONES DEFERRED COMP	0.00
<a href="#">111-2000-20132</a>	EMP CARE FLITE	-3.00
<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	114.42
<a href="#">111-2000-20199</a>	MISC PAYROLL PAYABLE	0.00
<a href="#">111-2000-20201</a>	AP PENDING	423,277.20
<a href="#">111-2000-20210</a>	ACCOUNTS PAYABLE	0.00
<a href="#">111-2000-20530</a>	PROPERTY TAXES PAYABLE	0.00
<a href="#">111-2000-20540</a>	NOTES PAYABLE	110,000.00
<a href="#">111-2000-20610</a>	RETAINAGE PAYABLE	404,216.66

As Of 07/31/2025

## 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>953,088.75</b>

## Equity

<a href="#">111-3000-34110</a>	FUND BALANCE - RESERVED	0.00
<a href="#">111-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
<b>Total Beginning Equity:</b>		<b>28,566,712.00</b>
Total Revenue		4,523,833.58
Total Expense		10,883,511.30
<b>Revenues Over/Under Expenses</b>		<b>-6,359,677.72</b>
<b>Total Equity and Current Surplus (Deficit):</b>		<b>22,207,034.28</b>
<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<b><u>23,160,123.03</u></b>



As Of 07/31/2025

## Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
<a href="#">922-2000-28248</a>	GOVCAP LOAN/SERIES 2022	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,281,368.05</u>
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

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

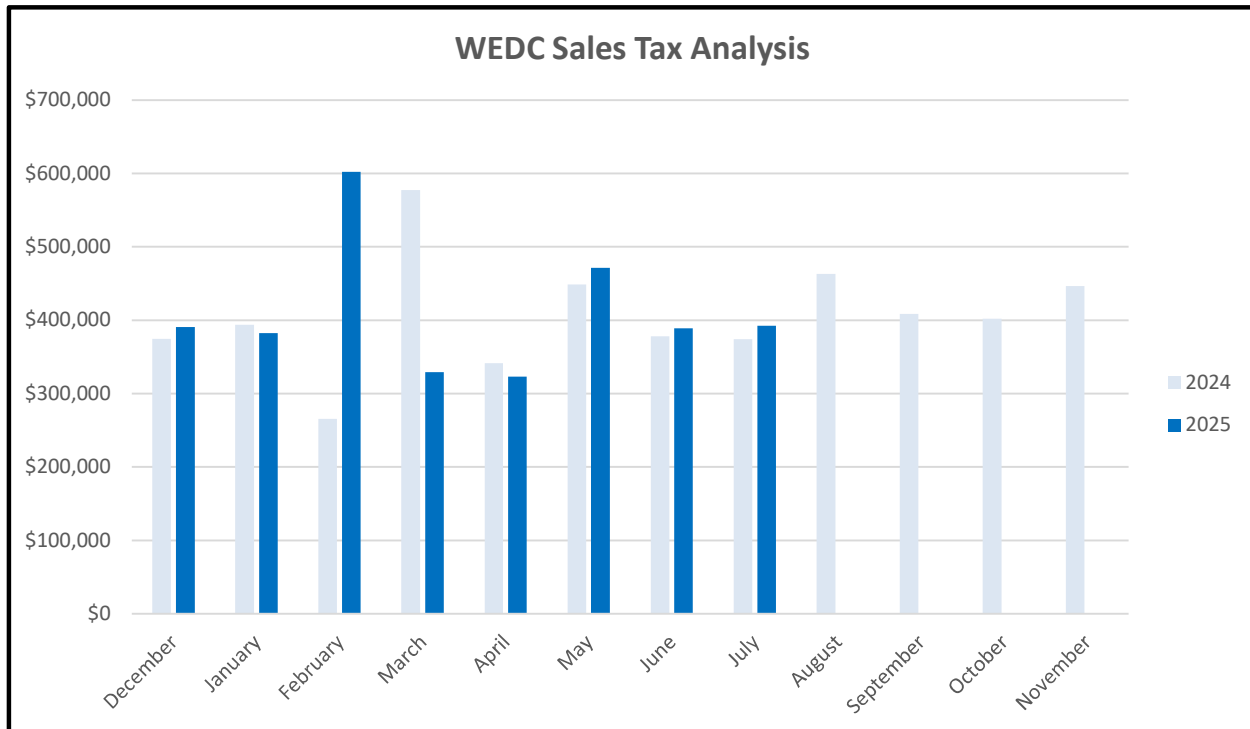
# Wylie Economic Development Corporation

## SALES TAX REPORT

July 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	\$ -		0.00%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ -		0.00%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -		0.00%
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>\$ 3,280,472.23</b>	<b>\$ 126,360.75</b>	<b>7.72%</b>
<b>Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 3,280,472.23</b>	<b>\$ 126,360.75</b>	<b>7.72%</b>



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.  
Example: July SlsTx Revenue is actually May SlsTx and is therefore the 8th allocation in FY25.

# Wylie Economic Development Corporation

## PERFORMANCE AGREEMENT REPORT

July 31, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 2,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 51,500.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
SANDS PHARMACY	\$ 40,000.00	\$ 40,000.00					\$ -		\$ 40,000.00	
	<b>\$ 2,120,000.00</b>	<b>\$ 927,000.00</b>	<b>\$ 70,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110,000.00</b>	<b>\$ 1,069,500.00</b>	<b>\$ 2,106,500.00</b>	
							Deferred Outflow	\$ 110,000.00		

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 3 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029.

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



# Wylie Economic Development Board

## AGENDA REPORT

**Meeting Date:** August 20, 2025

**Item Number:** 1

**Prepared By:** Jason Greiner

### Subject

Consider and act upon Resolution 2025-01(R) between the WEDC and Government Capital Corporation.

### Recommendation

Motion to approve Resolution 2025-01(R) between the WEDC and Government Capital Corporation.

### Discussion

As the Board will recall, Staff began the process of evaluating options to borrow additional funds to finance the acquisition of additional land or finance the costs of construction for improvements in order to promote economic development in the City of Wylie. Following input from the Board, Staff requested term sheets to reflect an \$6.7MM loan with a 240-month term and a 2.5-year call restriction.

Passage of Resolution 2025-01(R) authorizes the borrowing of funds by the WEDC Board, with ratification of the Resolution being presented to Council in September. The attached exhibit contains the Resolution Documents that will authorize the borrowing of the funds.

Loan Terms: 240 months at 6.475% interest rate with a 7-year rate adjustment and 2.5-year call restriction. The target funding date is September 15, 2025.

#### Tentative Timeline for Funding:

- 8/20/25 WEDC- Pass Authorizing Resolution (Authorizing the Borrowing)
- 8/26/25 City Council Action Item- Pass Sales Tax Remittance Resolution (Ratifying WEDC action)
- 9/15/25 Target Funding Date (wire transfer funds per Funding Memorandum)
- 9/17/25 WEDC Board Meeting- Budget Amendment to accept the Funds and Approve the FY 25 Budget
- 9/23/25 City Council Action Item- Budget Amendment to Accept the Funds and Approval of the WEDC Budget

As noted above, approval of WEDC Resolution 2025-01(R) provides Board authorization for the borrowing of funds for the loan in the principal amount of \$6,800,500. (This amount includes issuance costs of \$100,500.)



# GOVERNMENT CAPITAL CORPORATION

## Wylie Economic Development Corporation

Preliminary Term Sheet  
August 13, 2025\* Updated

FINANCING STRUCTURE: Taxable Type A EDC Note

PLACEMENT: Private Placement

### ESTIMATED SOURCES AND USES OF FUNDS:

#### Sources:

Note Proceeds	\$ 6,800,500.00
<b>Total Sources</b>	<b>\$ 6,800,500.00</b>

#### Uses:

Land Purchase	\$ 6,700,000.00
Issuance Costs (0.015)	\$ 100,500.00
<b>Total Uses</b>	<b>\$ 6,800,500.00</b>

\*The issuance cost in the amount of \$100,500.00 has been included in the payment amount, but it can also be paid outside of closing. These fees represent the total issuance costs necessary for closing the transaction as contemplated. Issuance Cost Allocation includes Special Tax Counsel, Private Placement Cost and Filing Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

SPECIAL TAX COUNSEL: Naman, Howell, Smith & Lee, Austin, Texas

TERM:	10 Years (120 Mthly Pymts)	15 Years (180 Mthly Pymts)	20 Years (240 Mthly Pymts)
INTEREST RATE:	6.475% w/7yr rate adjust	6.475% w/7yr rate adjust	6.475% w/7yr rate adjust
MONTHLY PAYMENT:	\$ 77,131.83	\$ 59,146.23	\$ 50,602.66
MONTHLY PAYMENT:	\$ 75,991.95 (w/out iss. costs)	\$ 58,272.15* (w/out iss. costs)	\$ 79,854.84* (w/out iss. costs)
ESTIMATED CLOSING DATE:	September 2025	September 2025	September 2025
FIRST PAYMENT DATE:	October 2025	October 2025	October 2025

### ADDITIONAL NOTES:

This transaction will be secured by a pledge of sales tax only. Government Capital will not require liens on the real estate. Additionally, the traditional real estate closing costs including title policy, appraisal, survey, environmental studies, etc., will not be a contingency of closing for Government Capital.

This transaction will be fully callable on any payment date after the 36<sup>th</sup> monthly payment (3 years).

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

### Stephanie Cates

Stephanie Cates  
Client Services  
Main: 817-421-5400

## **CERTIFICATE FOR RESOLUTION**

On August 20, 2025, we, the undersigned officers of Wylie Economic Development Corporation (the "Corporation"), hereby certify as follows:

1. The Board of Directors of the Corporation convened in Regular Meeting on August 20, 2025 at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

Demond Dawkins	President
Blake Brininstool	Vice President
Harold Smith	Secretary
Melisa Whitehead	Member
Alan Dayton	Member
Matthew Porter	Mayor, Ex-Officio Member
Brent Parker	City Manager, Ex-Officio Member

and all of said persons were present, except the following absentees: \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

### **RESOLUTION 2025-01(R)**

#### **RESOLUTION OF THE BOARD OF DIRECTORS OF WYLIE ECONOMIC DEVELOPMENT CORPORATION REGARDING A LOAN IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$6,800,500.**

was duly introduced for the consideration of said Board of Directors and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of the Board of Directors shown present above voted "Aye" except as shown below.

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors' minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in

the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the President of the Board of Directors of the Corporation has approved and hereby approves the aforesaid Resolution; that the President and the Secretary of said Corporation have duly signed said Resolution; and that the President and the Corporation Secretary of said Corporation hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

Signed on the date first written above.

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Harold Smith  
Secretary, Board of Directors

---

Demond Dawkins  
President, Board of Directors



**RESOLUTION NO. 2025-01(R)****RESOLUTION OF THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION REGARDING A LOAN IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$6,800,500.**

**WHEREAS,** The WYLIE ECONOMIC DEVELOPMENT CORPORATION (“Borrower”) proposes to enter into a Loan Agreement dated as of August 20, 2025 (as amended, restated, supplemented and/or otherwise modified, the “Loan Agreement”), with Government Capital Corporation, as lender (“Lender”) to enable the Corporation to (1) finance the costs to acquire real property (the “Project”) in the City of Wylie, Texas (the “City”) for economic development purposes, and (2) pay costs of issuing the loan, and as security for the payment of the principal of and interest thereon, the Borrower has agreed to pledge its Economic Development Sales and Use Tax. All capitalized terms used herein, but not otherwise defined herein, shall have the meaning ascribed to such term in the Loan Agreement.

**WHEREAS,** the proposed form of the Loan Agreement, the Note (as defined in the Loan Agreement) and the Sales Tax Remittance Agreement (as defined in the Loan Agreement) have been presented to this meeting.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:**

**Section 1.** The Board of Directors agrees to enter into the Loan Agreement, Note and the Sales Tax Remittance Agreement to finance the cost of the Property in the amount not to exceed \$6,800,500.00 at an interest rate of 6.475%, subject to adjustment as set forth in the Loan Agreement, and, in order to secure payment of the principal and interest on the Note, to pledge its Economic Development Sales and Use Tax.

**Section 2.** That any one or more of the Authorized Officers of the Borrower listed in Section 3 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of Borrower to the Lender the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement. The Loan Agreement, Note and Sales Tax Remittance Agreement shall be in substantially the form presented to this meeting with such changes as the signing officer shall determine to be advisable. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of the Borrower any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Loan Agreement, Note and Sales Tax Remittance Agreement; the execution thereof by any such Authorized Officer shall be conclusive as to such determination.

**Section 3.** That for the purpose of this resolution, the following persons, or the persons holding the following positions, are “Authorized Officers” duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Borrower:

<u><b>Name</b></u>	<u><b>Title</b></u>
Demond Dawkins	President
Blake Brininstool	Vice-President
Harold Smith	Secretary

**Section 4.** That there is hereby authorized the execution and delivery by the Authorized Officers or any one of them in the name of and on behalf of Borrower the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement in substantially the form presented to this meeting with such changes as the signing officer shall determine advisable, and the execution thereof shall be conclusive as to such determination.

**Section 5.** That this Resolution shall take effect immediately.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**WYLIE ECONOMIC DEVELOPMENT  
CORPORATION**

By: \_\_\_\_\_  
Demond Dawkins, President

**ATTEST:**

By: \_\_\_\_\_  
Harold Smith, Secretary



Wylie Economic Development  
Board

**AGENDA REPORT**

Meeting Date: August 20, 2025  
Prepared By: Jason Greiner

Item Number: DS1

**Subject**

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

**Recommendation**

No action is requested by staff for this item.

**Discussion**

Staff will lead the discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.

AGENDA REPORT

Meeting Date: August 20, 2025Item Number: DS2Prepared By: Jason Greiner

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

RecommendationNo action is requested by staff on this item.

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 is working with contractor to repair parking lot behind Ballard at Marble.
- 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.

  
Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Shadyside Land and Cattle/Deft Ventures – Estimated Closing Date: 8-19-25
- Lot 2 of 544 Gateway: SCSD –Closing Date: Oct/Nov
- 25 Steel Road: Aktrian Holdings – Feasibility Exp: 10-12-25; Closing Date: 11-11-25
- Lot 5 of 544 Gateway: Lanspring Investments, LLC/Cates Control Systems – Feasibility Exp: 1-21-26; Closing Date: 2-20-26

  
Listing Agreement – Segovia Partners (SP)

- Pad Sites are both 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).

- Project is under construction with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Relocation of all overhead fiber-optic lines is now complete.
- TxDOT remobilization meeting was 8/13/2025. Tiseo will send the updated schedule, and the project has been restarted as of 8/18/2025.
- Tiseo met with Frontier onsite to discuss the relocation of a handhole in conflict with the work within the TxDOT ROW. Frontier will relocate the week of 8-18-25.
- Next project coordination meeting: TBD.

#### Downtown Parking and Drainage

- 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.
- KH preparing OPCC for parking options.

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

- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- KH created multiple Lot 6 concept plans.
- KH creating the 2<sup>nd</sup> Street lot concept plans.
- Next project coordination meeting: 8/21/25

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

- WEDC met with the City of Wylie to discuss drainage solutions.
- KH is preparing an IPO for the drainage infrastructure to serve future development of the SWC of Hooper and FM 544.

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

- KH has posted the project on CivCast. All bids are due 8/25/2025 at 5 pm.
- 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

- Jackson/Oak/Marble parking exhibit and downtown sidewalk exhibits have been completed.
- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's "theme."
- Working with KH to prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. Architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for sale/lease). The development will meet the requirements of the Downtown overlay district.

#### Eubanks Easement/ROW Coordination

- KH preparing an IPO for the design of Eubanks from SH-78 to Brown Street.

#### FM 544 Corridor Master Plans

- KH working on concept plans.
- KH has begun drainage analysis for the 45-acre concept plans.

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

- Atmos has sent the packet to MasTec along with a city permit and TxDOT permit. They will have a crew available to start on August 28<sup>th</sup>.

#### WEDC General Engineering

- KH preparing SH-78 Sidewalks IPO per direction from WEDC.
- KH preparing Jackson/Oak/Marble parking and striping improvements IPO.

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

- Conducted two BRE visits with primary employers in July.
- Identified an at-risk business in need of escalated intervention. Escalated for further action.
- Participated in BIHANT Action Team sessions addressing workforce shortages in the Biotech/Healthcare industry.

- Began work processes transition training for BRE activities/programs.
- Continued planning activity for Fall programs, including the 2025 MFG Day program.
- Strategic follow-ups with local businesses implementing internships/practicum programs.

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

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Preliminary designs have been approved, and the staging environment is currently being set up to start work for the refreshing of the existing Discover Wylie website. The improvements to the existing website will allow for an easier transition of the DW assets into the new Historic Downtown Wylie website.
- 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 the WISD New Teacher Luncheon (RH)
- Staff participated in BHIANT Zoom Sessions (CS, AW)
- Sales tax revenues for August are up 0.32%. YTD sales tax revenues are up 7.75%.

#### **Committee Updates:**

- Budget Committee/Board Members met to discuss an overview of the proposed FY26 Budget. (DD, HS)

#### **Upcoming Events:**

- Retail Live – September 4
- Wylie Championship Rodeo – September 12-13
- Manufacturing Day – October 2
- TEDC Sales Tax Training – October 17
- TEDC Annual Conference – October 29-31
- Texas Downtown Annual Conference – November 3-5

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

## 2025 July

Board Meeting – 17<sup>th</sup>

Day	Time	Meeting/Event
1	8:30-9:30 am	WDMA Meeting
4	CLOSED	4 <sup>th</sup> of July Independence Day Holiday- Office Closed
8	6:00 pm	City Council/WEDC Budget Work Session
16	7:30 am	WEDC- Board Meeting
22	6:00 pm	City Council/ Final Budget Work Session with Council
22	11:30 am	Chamber – WISD New Teacher Luncheon
24	5:01-7:00 pm	5:01 PM Professional Mixer – The Brass Tap – Sachse

## 2025 August

Board Meeting – 20<sup>th</sup>

Day	Time	Meeting/Event
2	5:00 pm	A Night to Remember – Honoring Raymond Cooper
5	8:30-9:30 am	WDMA Meeting
10-12		SEDC Annual Conference – Oklahoma City, OK - jg
12	6:00 pm	City Council
20	7:30 am	WEDC- Board Meeting
21	5:00-7:00 pm	Leadership Wylie Alumni Reception
22		TMAC Metroplex Manufacturing Leadership Summit – Ft. Worth
26	11:30 am	Wylie Chamber of Commerce- Monthly Luncheon: Non-Profit Spotlight
26	6:00 pm	City Council
26-27		Team Texas Annual Economic Consultant Summit – Waco, TX
28	5:01-7:00 pm	5:01 PM Professional Mixer – Creekside Fine Grill

## 2025 September

Board Meeting – 17<sup>th</sup>

Day	Time	Meeting/Event
1	CLOSED	Labor Day
2	8:30-9:30 am	WDMA Meeting
4		Retail Live – Austin, TX – jg, rh
9	6:00 pm	City Council
12-13		Wylie Championship Rodeo
14-17		IEDC 2024 Annual Conference – Detroit, MI
17	7:30 am	WEDC- Board Meeting
18		Leadership Wylie Opening Retreat - cs
19		CEDA Committee Meeting – Waco, TX - jg
23	11:30-1:00 pm	2024 Annual State of Education Chamber Luncheon
23	5:30 pm	MFG Day Reception/Proclamation at City Council Meeting
25	5:01-7:00 pm	5:01 PM Professional Mixer – Boomer's Grill

\*RSVP Required

## Around the Corner...

- MFG Day Launch/Tours – Oct 2
- Basic Economic Development Course (BEDC) - Oct 7-10
- MFG Day – Pharmaceutical Tours – Oct 8
- MFG Day – Culinary Arts – Oct 10
- Hope Under the Stars – Oct 11
- TEDC Sales Tax Training – Oct 17
- MFG Day – Construction & Architecture – Oct 22
- TEDC Annual Conference – Oct 29-31
- Texas Downtown Conference – Nov 3-5

\*RSVP Required

\*RSVP Required