

Wylie Economic Development Corporation

Board Regular Meeting

October 15, 2025 – 7:30 AM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

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

REGULAR AGENDA

- 1. Consider and act upon issues surrounding the Election of Officers for the WEDC Board of Directors for 2025-2026.
- 2. Consider and act upon the establishment of a Regular Meeting Date and Time for the WEDC Board of Directors for 2025-2026.
- 3. Consider and act upon a Third Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC.

DISCUSSION ITEMS

- DS1. Discussion regarding the Performance Agreement between WEDC and MLKJ Investments, LLC.
- DS2. Discussion regarding future WEDC Board Retreats/Work Sessions.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

- (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

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

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

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

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

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

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 9, 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.

Stephanie Storm, City Secretary

Date Notice Removed

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

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.
- § 551.087 – Discussing certain economic development matters.

Minutes

Wylie Economic Development Corporation Board of Directors Regular Meeting

September 17, 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 7:32 a.m. Board Members present were Vice President Blake Brininstool, Harold Smith, Melisa Whitehead, and Alan Dayton.

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, Research Analyst Marissa Butts, and Office Manager Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the July 2025 WEDC Treasurer's Report.
- B. Consider and act upon approval of Minutes from August 20, 2025, Regular Meeting of the WEDC Board of Directors.
- C. Consider and act upon a Performance Agreement between the WEDC and Tower Extrusions, LLC.

Board Action

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

REGULAR AGENDA

- 1. Consider and act upon issues surrounding State Hwy 78 Sidewalks.

Discussion

Staff noted that Keaton Cox with Kimley-Horn was present to answer any questions the Board may have regarding this Item. Staff discussed an IPO for constructing a sidewalk from East Marble Street to South Ballard Avenue along SH 78. This project will also include a sidewalk connection at the

intersection of SH 78 and East Oak Street, leading to The Cross Church parking lot. A permanent sidewalk/access easement and a temporary construction easement will be obtained for constructing the sidewalk on The Cross Church property. Topographic survey data will not be obtained. Aerial imagery and lidar data will be utilized in preparation of the construction plans.

Board Action

A motion was made by Blake Brininstool, seconded by Harold Smith, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$56,100 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

2. Consider and act upon issues surrounding Jackson Ave Parking & Striping.

Discussion

Staff shared with the Board that this IPO is for the construction of parking and striping improvements along Marble Street, Jackson Avenue, Oak Street, and Ballard Avenue in downtown Wylie. Drainage patterns are not expected to be significantly altered; therefore, detention and additional storm improvements will not be provided. Topographic survey data obtained with a separate Kimley-Horn project will be utilized; no additional survey will be obtained. ROW and easement acquisitions are not expected. Kimley-Horn confirmed that they can adjust the sidewalk sizes to be consistent with the future expansion of the downtown sidewalk widths on Ballard Avenue.

Board Action

A motion was made by Melisa Whitehead, seconded by Blake Brininstool, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$62,500 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

3. Consider and act upon issues surrounding Regency Business Park Drainage Improvements.

Discussion

Staff shared with the Board that this IPO is intended to finalize the Drainage Analysis for the Wylie Regency Business Park. KH will perform a hydraulic analysis of the proposed off-site drainage options provided by the developer of the 11-acre tract located at FM 544 and Hooper Road. KH will coordinate with the development team to determine the drainage patterns of Regency Business Park before finalizing the drainage analysis. KH will prepare a Drainage Analysis submittal for the City to review.

Board Action

A motion was made by Alan Dayton, seconded by Harold Smith, to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$43,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

4. Consider and act upon issues surrounding State Hwy 78/Alanis Utility Improvement Project.

Discussion

Staff reminded the Board that the WEDC sold 6.52 acres near State Hwy 78/Alanis to Stealth Partners, LLC in April 2023. As a post-closing obligation, the WEDC will install utility improvements to facilitate development at this location. Stealth's GC has indicated that they plan to move forward with construction this fall. Staff noted that multiple bids for construction services were received, which include Utility Work, Erosion Control, Sod Installation, Tree Removal, Testing, Staking, Signage, Mobilization, Bonds, and Insurance. The Board discussed the bids received for construction services, along with the recommendation from Kimley Horn, who facilitated the bid process on behalf of WEDC.

Board Action

A motion was made by Harold Smith, seconded by Blake Brininstool, to award the contract to Canary Construction, Inc. in the amount of \$321,952 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 5-0.

5. Consider and act upon FY 2024-2025 Budget Amendments.

Discussion

Staff discussed the need to amend the budget following receipt of loan proceeds from the WEDC 2025 Note and Board-authorized real estate transactions and projects. Once approved by the Board, the amendment will be submitted for consideration by City Council on September 23, 2025. The WEDC amendments detailed in the Agenda Report include loan proceeds, loan origination costs, and land acquisition costs.

Board Action

A motion was made by Blake Brininstool, seconded by Harold Smith, to approve the FY 2024-2025 Budget Amendments. A vote was taken, and the motion passed 5-0.

DISCUSSION ITEMS

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

Discussion

Staff noted that MLKJ will not be able to meet their deadline of 11-28-25 and did not request a 90-day extension, which puts them in default. Staff discussed the next steps and will keep the Board informed with any necessary updates.

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

Discussion

Staff requested that the Board discuss possible dates for a Board Retreat/Work Session. The Board agreed that the Board Retreat/Work Session should be a full-day event, starting at 9:00 a.m. on October 24, 2025. The format would include meeting briefly at WEDC Offices, followed by a driving tour of Wylie, a tour of another community, and lunch. Office development, downtown development, and redevelopment/revitalization were identified as key areas of interest, and the Board discussed a preference to tour McKinney. Regarding topics of discussion, the Board prioritized examining the land currently owned by WEDC, identifying next steps in development, and exploring initiatives to encourage visitors to the community.

DS3. 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. Regarding real estate, Staff noted that Walk-Ons is expected to begin construction on 9-22-25, with anticipated completion by March 2026. Regarding BRE, Staff discussed a new Workforce Development Program that provides up to \$20,000 of training to incumbent workers, noting that two companies have shown interest in the program. Staff reminded the Board of upcoming events, including the Manufacturing Day Proclamation and Reception, Manufacturing Day

Kickoff Event, and TEDC Sales Tax Training. Staff noted a 1.29% increase in sales tax revenues for August, with an overall 7.86% increase for the year.

EXECUTIVE SESSION

Recessed into Closed Session at 8:26 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2023-1c, 2023-11b, 2024-5a, 2024-5f, 2024-8d, 2024-9d, 2024-10c, 2024-12c, 2025-4a, 2025-4d, 2025-6d, 2025-9a, 2025-9b, 2025-9c, and 2025-9d.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Dawkins reconvened into Open Session at 9:49 a.m.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Dawkins adjourned the WEDC Board meeting at 9:49 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: October 15, 2025
Prepared By: Jason Greiner

Item Number: B

Subject

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

Recommendation

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

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

REVENUES:

Sales Tax Revenue earned in July and allocated in September was \$413,833.25, an increase of 1.29% over the same period in 2024. YTD sales tax revenues as of September are up 7.86%.

Gain/(Loss) Sale of Cap Assets

-\$915,558.88 Sale of Lot 5/544 Gateway/Cates (9-24-25)/Sold for \$195,815.81 (\$425,000 Forgivable Note)

Bank Note Proceeds

\$6,800,500 2025 WEDC Note

EXPENSES:

Special Services

\$100,500 Loan Origination Fees- 2025 WEDC Note

Special Services – Infrastructure

\$37,670.82 Tiseo – FM 544 Gateway Project – Pay App 12
\$42,571.88 Tiseo – FM 544 Gateway Project – Pay App 13
\$192,066.87 McMahon – Cooper Plaza – Pay App 11
\$192,846.61 Tiseo – FM 544 Gateway Project – Pay App 14
\$315,583.24 McMahon – Cooper Plaza – Pay App 12

Engineering / Architectural

\$76,239.84 Kimley Horn & Associates – General Engineering, FM 544 Corridor Master Drain, FM 544 Corridor Master Plan

Land-Purchase Price

\$4,471,819.61 Land Purchase (Blakey Tracts/FM 544)

Contra Capital Outlay

-\$4,481,819.61 Land Purchase

* Please note that this is a "preliminary" report for the month of September since we are in the process of making accruals and year-end adjustments, as is the case every year for the September report.

September Rev/Exp Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	413,833.25	4,158,980.59	-831,236.41	16.66 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	31,831.98	363,587.31	251,587.31	324.63 %
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	9,500.00	4,700.00	197.92 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	397.00	397.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	-915,558.88	232,238.09	-3,889,291.91	94.37 %
111-4000-49325	BANK NOTE PROCEEDS	0.00	6,800,500.00	6,800,500.00	6,800,500.00	0.00	0.00 %
	Revenue Total:	9,228,547.00	16,029,047.00	6,331,006.35	11,565,202.99	-4,463,844.01	27.85%
Expense							
111-5611-51110	SALARIES	470,558.40	470,558.40	58,479.96	489,113.31	-18,554.91	-3.94 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	9,343.20	77,747.16	-3,097.33	-4.15 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	10,681.74	82,124.52	-2,180.76	-2.73 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	896.85	844.22	48.49 %
111-5611-51440	FICA	29,348.70	29,348.70	3,434.78	28,505.31	843.39	2.87 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	803.28	6,666.44	197.37	2.88 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	1,175.06	0.00	1,175.06	0.00	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	387.02	2,950.04	2,049.96	41.00 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	15.90	239.75	60.25	20.08 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	146.95	2,526.51	473.49	15.78 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	250.00	0.00	0.00	250.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	0.00	960,000.00	781,250.00	44.87 %
111-5611-56040	SPECIAL SERVICES	87,270.00	197,770.00	100,752.50	187,242.23	10,527.77	5.32 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	1,956.59	35,058.12	35,941.88	50.62 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	9,020,667.00	9,020,667.00	780,739.42	8,633,977.22	386,689.78	4.29 %
111-5611-56080	ADVERTISING	226,125.00	216,125.00	11,607.20	129,314.15	86,810.85	40.17 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	3,662.99	46,010.85	28,439.15	38.20 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	1,410.06	6,485.25	1,414.75	17.91 %
111-5611-56180	RENTAL	27,000.00	29,250.00	0.00	27,000.00	2,250.00	7.69 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	1,082.32	73,709.25	21,790.75	22.82 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	3,521.16	83,292.69	7,760.31	8.52 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	6,119.85	680.15	10.00 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	9,923.40	48,174.60	4,825.40	9.10 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	83,642.34	279,327.91	575,972.09	67.34 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	277.83	2,260.98	139.02	5.79 %
111-5611-57410	PRINCIPAL PAYMENT	606,744.04	606,744.04	53,091.44	625,253.60	-18,509.56	-3.05 %
111-5611-57415	INTEREST EXPENSE	625,253.60	625,253.60	49,575.03	606,744.04	18,509.56	2.96 %
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	7,700,000.00	4,471,819.61	4,481,819.61	3,218,180.39	41.79 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-4,481,819.61	-4,481,819.61	4,481,819.61	0.00 %
	Expense Total:	15,277,654.96	22,078,335.95	1,174,617.52	12,446,869.69	9,631,466.26	43.62%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%
Report Surplus (Deficit):		-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	Percent Remaining
					Favorable (Unfavorable)	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue	9,228,547.00	16,029,047.00	6,331,006.35	11,565,202.99	-4,463,844.01	27.85%
Expense	15,277,654.96	22,078,335.95	1,174,617.52	12,446,869.69	9,631,466.26	43.62%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CO	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25

Wylie Economic Development Corporation
Statement of Net Position
As of September 30, 2025

Assets

Cash and cash equivalents	\$ 11,154,182.15	
Receivables	\$ 1,109,000.00	Note 1
Inventories	\$ 15,994,175.91	
Prepaid Items	\$ -	
Total Assets	\$ 28,257,358.06	

Deferred Outflows of Resources

Pensions	\$ 84,397.55
Total deferred outflows of resources	\$ 84,397.55

Liabilities

Accounts Payable and other current liabilities	\$ 571,112.76	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 59,967.24	Note 3
Due in more than one year	\$ 21,283,201.43	
Total Liabilities	\$ 21,915,481.43	

Deferred Inflows of Resources

Pensions	\$ (8,542.41)
Total deferred inflows of resources	\$ (8,542.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 6,417,731.77
Total Net Position	\$ 6,417,731.77

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

Note 2: Deposits from rental property

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

Balance Sheet

Account Summary

As Of 09/30/2025

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	11,152,182.15
111-1000-10115	CASH - WEDC - INWOOD	0.00
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
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	1,109,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	15,994,175.91
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	710,000.00
Total Assets:		28,967,358.06
		28,967,358.06
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	1,767.20
111-2000-20111	MEDICARE PAYABLE	539.44
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	200.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	1,450.87
111-2000-20117	TMRS PAYABLE	13,490.45
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	2,306.58
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	9,274.92
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	13.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	143.30
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	14,216.90
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	710,000.00
111-2000-20610	RETAINAGE PAYABLE	527,436.48

As Of 09/30/2025

Balance Sheet

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
Total Liability:		1,282,039.84

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
Total Beginning Equity:		28,566,712.00
Total Revenue		11,565,202.99
Total Expense		12,446,869.69
Revenues Over/Under Expenses		-881,666.70
Total Equity and Current Surplus (Deficit):		27,685,045.30
Total Liabilities, Equity and Current Surplus (Deficit):		<u>28,967,085.14</u>
*** FUND 111 OUT OF BALANCE ***		272.92

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

As Of 09/30/2025

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
922-2000-28248	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 accounts ***

As Of 09/30/2025

Balance Sheet

Account
Fund: 999 - POOLED CASH FUND
Assets

Name

Balance

Total Assets: 0.00 0.00

Liability

Total Liability: 0.00

Total Equity and Current Surplus (Deficit): 0.00

Total Liabilities, Equity and Current Surplus (Deficit): 0.00

Wylie Economic Development Corporation

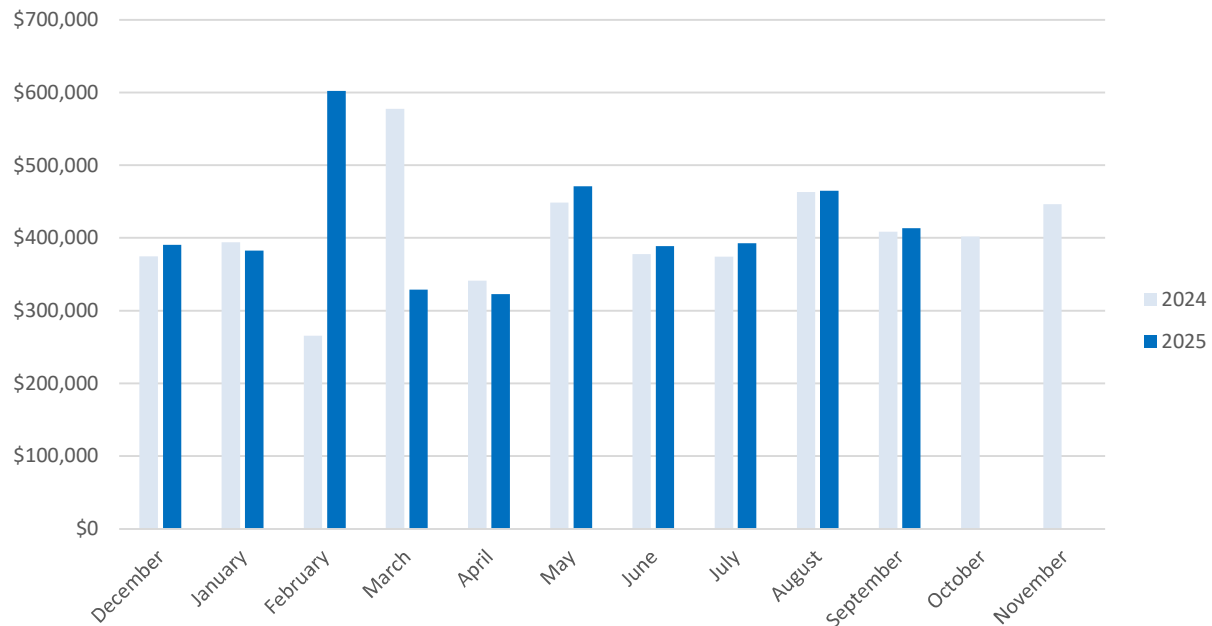
SALES TAX REPORT

September 30, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 22,786.91	5.08%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 10,923.32	2.89%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 18,351.93	4.90%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ 1,489.80	0.32%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ 5,261.69	1.29%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -		0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -		0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 4,158,980.58	\$ 133,112.25	7.86%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 4,158,980.58	\$ 133,112.25	7.86%

WEDC Sales Tax Analysis



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: September SlsTx Revenue is actually July SlsTx and is therefore the 10th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

September 30, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	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	
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	D
	<u>\$ 2,720,000.00</u>	<u>\$ 927,000.00</u>	<u>\$ 70,000.00</u>	<u>\$ 340,000.00</u>	<u>\$ 300,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 710,000.00</u>	<u>\$ 1,069,500.00</u>	<u>\$ 2,706,500.00</u>	
								Deferred Outflow	\$ 710,000.00		

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

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

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

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

Wylie Economic Development Corporation

Inventory Subledger (Land)
September 30, 2025

	Property	Purchase Date	Address	Acreage	SF	Improvements	Cost Basis	Sub-totals
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	20691	n/a	\$ 202,045.00	
	Heath	12/28/05	706 Cooper	0.4640	20212	\$ 180,414.00	3,625 \$ 186,934.22	
	Perry	9/13/06	707 Cooper	0.4910	21388	n/a	\$ 200,224.00	
	Bowland/Anderson	10/9/07	Cooper Dr.	0.3720	16204	n/a	\$ 106,418.50	
	Duel Products	9/7/12	704 Cooper Dr.	0.5000	21780	n/a	\$ 127,452.03	
	Randack	10/23/12	711-713 Cooper Dr.	1.0890	47437	n/a	\$ 400,334.00	
	Lot 2R3	7/24/14	Cooper Dr.	0.9500	41382	n/a	\$ 29,056.00	\$ 1,252,463.75
Regency Dr.	Regency Pk. (contract)	6/4/10	25 Steel Road	0.6502	28323	n/a	\$ 25,170.77	
	Steel/Hooper	12/29/22	Lot 2R Helmberger Industrial Park	3.6885	160671	n/a	\$ 345,441.57	\$ 370,612.34
544 Corridor	Blakey	9/29/25	Davidson Survey, Tract 46 & 42	8.573	373440	n/a	\$ 4,481,819.61	\$ 4,481,819.61
544 Gateway (Lot 6 Sold) (Lot 1R Sold) (Lot 5R Sold)	Lot 2R (under contract)	Replat 1/23	544 Gateway Addition	1.483	64617	n/a	\$ 793,033.69	
	Lot 3R	Replat 1/23	544 Gateway Addition	0.846	36847	n/a	\$ 452,217.10	
	Lot 4R	Replat 1/23	544 Gateway Addition	1.183	51518	n/a	\$ 632,271.85	
	Lot 7R	Replat 1/23	544 Gateway Addition	0.931	40576	n/a	\$ 497,982.50	\$ 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 N. 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				37.8440		\$ 387,700.00	5,011 \$ 15,994,175.72	\$ 15,994,175.72

AGENDA REPORTMeeting Date: October 15, 2025Item Number: CPrepared By: Jason Greiner**Subject**

Consider and act upon a Performance Agreement between the WEDC and SCSD-Finnell, Ltd.

Recommendation

Motion to approve a Performance Agreement between the WEDC and SCSD-Finnell, Ltd.

Discussion

As the Board will recall, the WEDC approved a Performance Agreement with Project 2022-1c (SCSD-Finnell, Ltd) in an amount not to exceed \$1.2MM, subject to City Council approval, on September 18, 2024. Additionally, on October 8, 2024, City Council authorized the WEDC to enter into a Performance Agreement with Project 2022-1c in an amount not to exceed \$1.2MM. For clarity, Staff is simply bringing this item back to the Consent Agenda with the inclusion of the LLC name, as both former approvals were tied only to "Project 2022-1c".

From our previous discussions, SCSD-Finnell, Ltd requested assistance from the WEDC specifically related to the development of the 10-acre mixed-use development at the southeast corner of Hwy 78 and Kreymer Lane. SCSD plans to construct a new 13,479 square foot commercial building and install \$1.2M in offsite infrastructure. The development will include an estimated 40,000 SF of retail, restaurant, office, and/or medical buildings. The following Agreement outlines a \$1.2MM infrastructure reimbursement incentive, payable over a two-year period.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 \$600,000

- Proof of Certificate of Completion on the 13,479 SF retail/restaurant building, and
- Proof of Qualified Infrastructure investment of at least \$1,200,000.00, and
- Proof of Total Project Cost, and
- Company is current on all ad valorem taxes and other property taxes.

Incentive No. 2 \$600,000

- Proof of Certificate of Occupancy, one year from the anniversary of CC; and
- Proof of continuous ownership of property through 1st anniversary of Completion Date.
- Proof of paid permit receipt on or before CO Deadline.
- Company is current on all ad valorem taxes and other property taxes.

Should SCSD-Finnell, Ltd 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 entire project is approximately \$350/SF or \$16.6MM. With the WEDC's Infrastructure Reimbursement of \$1.2MM, this project will generate an estimated \$4.1MM in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 the WEDC invests, this developer is investing \$3.46 in our community.

Additional estimates of tax revenue generated include \$369,401 for Collin County, \$2,655,924 for WISD, and \$184,401 for Collin College over the next 10 years. Using the adjusted \$7,362,889 in estimated tax revenue, for every \$1 the WEDC invests, this developer is investing \$6.13 in our community.

AGENDA REPORTMeeting Date: October 15, 2025Item Number: 1Prepared By: Jason Greiner*(Staff Use Only)***Subject**

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

Recommendation

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

Discussion

Section 5.02 of the WEDC Bylaws state:

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

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

As such, on an annual basis and following the selection of WEDC Board Members by the Wylie City Council, the WEDC elects officers for the upcoming year. Provided for your review is ARTICLE V: OFFICERS of the WEDC Bylaws which provide for the selection of officers and the duties of the same.

The 2024-2025 WEDC Board Officers were:

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

Attachment:

WEDC Bylaws, Article V

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

4.11 Voting; Action of the Board of Directors

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

4.12 Board's Relationship with City Council

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

4.13 Board's Relationship with Administrative Departments of the City

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

4.14 Board Handbook

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

ARTICLE V OFFICERS

5.01 Officers of the Corporation

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

5.02 Selection of Officers

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

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

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

5.03 Vacancies

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

5.04 President

1. The President shall be the presiding officer of the Board with the following authority:
 - a. Shall preside over all meetings of the Board.
 - b. Shall have the right to vote on all matters coming before the Board.
 - c. Shall have the authority, upon notice to the members of the Board, to call a special meeting of the Board when in his/her judgment such meeting is required.
 - d. Shall have the authority to appoint standing committees to aid and assist the Board in its business undertakings of other matters incidental to the operation and functions of the Board.
 - e. Shall have the authority to appoint ad hoc committees which may address issues of a temporary nature or concern or which have a temporary effect on the business of the Board.
2. In addition to the above mentioned duties, the President shall sign with the Secretary of the Board any deed, mortgage, bonds, contracts, or other instruments which the Board of Directors has approved and unless the execution of said document has been expressly delegated to some other officer or agent of the Corporation, including the Director of Economic Development, by appropriate Board resolution, by a specific provision of these Bylaws, or by statute. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

5.05 Vice President

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

5.06 Secretary

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

5.07 Treasurer

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

5.08 Assistant Secretaries and Assistant Treasurers

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

5.09 Director of Economic Development

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

5.10 Other Employees

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

5.11 Contracts for Services

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

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

ARTICLE VI COMMITTEES

6.01 Qualifications for Committee Membership

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

6.02 Standing Committees

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

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

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

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

6.03 Special Committees

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

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

AGENDA REPORT

Meeting Date: October 15, 2025
 Prepared By: Jason Greiner

Item Number: 2
 (Staff Use Only)

Subject

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

Recommendation

Staff recommends that the WEDC President establish a regular meeting date and time for 2025-2026.

Discussion

Section 4.07 of the WEDC Bylaws state:

“The President of the Board shall set regular meeting dates and times at the beginning of his/her term.”

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

Should the Board continue to meet on the third Wednesday of each month, regular meetings would take place on the following dates in the 2026 calendar year:

January 21, 2026	
February 18, 2026 *	ICSC Red River February 17-18
March 18, 2026 *	WISD Spring Break March 16-20
April 15, 2026	
May 20, 2026 *	ICSC Las Vegas May 18-20
June 17, 2026 *	TEDC Mid-Year Conference June 17-19
July 15, 2026	
August 19, 2026	
September 16, 2026	
October 21, 2026	
November 18, 2026	
December 16, 2026	

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

Attachment:
 WEDC Bylaws, Section 4.07

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

4.05 Implied Duties

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

4.06 Tenure

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

4.07 Meetings; Notice; Conduct

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

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

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

4.08 Attendance; Vacancy

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

4.09 Quorum

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

4.10 Compensation

AGENDA REPORTMeeting Date: October 15, 2025Item Number: 3Prepared By: Jason Greiner*(Staff Use Only)***Subject**

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

Recommendation

Motion to approve a Third Amendment to the Purchase and Sale Agreement between the WEDC and Aktrian Holdings, LLC and further authorize the Board President or his/her designee to execute said agreement.

Discussion

As the Board will recall, on October 16, 2024, the WEDC approved a Purchase and Sale Agreement with Aktrian Holdings, LLC for the sale of all of Lot 3, Block B, Regency Business Park Addition, Phase One, a 0.650-acre lot for \$130,000.00. The contract was later executed on October 17, 2024. The WEDC Board approved a First Amendment to the Purchase and Sale Agreement on March 19, 2025, and a Second Amendment on July 16, 2025.

This item is being brought back to the Board due to additional delays related to drainage and detention on site. The extension to the Feasibility Period allows adequate time to comply with the City Planning & Zoning approval process.

The proposed Third Amendment extends the Feasibility Period deadline by 90 days, from October 12, 2025, to January 10, 2026.

Original Analysis:

- All of Lot 1 and the southernmost portion of Lot 3, Block B, Regency Business Park Addition
- Effective Date of Contract: October 17, 2024
- Feasibility Period Expiration (180 days after Effective Date): April 15, 2025
- Closing Date: May 15, 2025

First Amendment:

- Amended Inspection Period Expiration with a 90-day extension: July 14, 2025
- Amended Closing Date on or before: August 13, 2025

Second Amendment:

- Amended Feasibility Period Expiration with a 90-day extension: October 12, 2025
- Amended Closing Date on or before: November 11, 2025

Proposed Third Amendment:

- Amended Feasibility Period Expiration with a 90-day extension: January 10, 2026
- Amended Closing Date on or before: February 9, 2026

THIRD AMENDMENT TO REAL ESTATE SALES CONTRACT

THIS **THIRD AMENDMENT TO REAL ESTATE SALES CONTRACT** (“Amendment”) is effective on October 15, 2025, between **WYLIE ECONOMIC DEVELOPMENT CORPORATION** (“Seller”) and **AKTRIAN HOLDINGS LLC**, a Texas limited liability company (“Purchaser”).

RECITALS

WHEREAS, the parties hereto entered into that certain Real Estate Sales Contract, dated to be effective October 17, 2024, as amended by that certain First Amendment to Real Estate Sales Contract, dated to be effective March 19, 2025 and Second Amendment to Real Estate Sales Contract, dated to be effective July 16, 2025 (collectively, the “Contract”), whereby Seller agreed to sell to Purchaser and Purchaser agreed to purchase from Seller Lot 3, Block B, of Regency Business Park Addition, Phase One, an addition to the City of Wylie, Collin County, Texas (the “Land”), together with all benefits, privileges, easements, tenements, hereditaments, rights and appurtenances thereon or pertaining to such Land (collectively the “Property”), as further described in the Contract; and

WHEREAS, Seller and Purchaser desire to amend the Contract in certain respects as set forth below.

NOW THEREFORE, in consideration of the Property, and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge and the Parties agree herein to amend the Contract as follows:

1. **Capitalized Terms.** Unless otherwise defined herein, capitalized terms shall have the meaning as set forth in the Contract.
2. **Inspection Period Extension.** Section 3.04 of the Contract is hereby amended to extend the Feasibility Period by an additional ninety (90) days, such that the Feasibility Period as herein extended shall expire on January 10, 2026.
3. **Continued Validity.** Except as amended herein, each and every term of the Contract shall remain in full force and effect as originally written and executed.
4. **Counterparts/Delivery.** This instrument may be executed in any number of counterparts and by the different parties on separate counterparts, and each such counterpart shall be deemed to be an original but all such counterparts shall together constitute one and the same agreement. The parties hereto may execute and deliver this instrument by forwarding facsimile, telefax, electronic pdf or other means of copies of this instrument showing execution by the parties sending the same. The parties agree and intend that such signature shall have the same effect as an original signature, that the parties shall be bound by such means of execution and delivery, and that the parties hereby waive any defense to validity based on any such copies or signatures.
5. **Captions.** Headings of paragraphs are for convenience of reference only and shall not be construed as part of this Amendment.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed as of the date set forth above.

SELLER:

WYLIE ECONOMIC DEVELOPMENT
CORPORATION

By: _____
Blake Brininstool, President

PURCHASER:

AKTRIAN HOLDINGS LLC,
a Texas limited liability company

By: _____
Anil P Asher, Principal



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date: October 15, 2025

Item Number: DS1

Prepared By: Jason Greiner

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.



Wylie Economic Development
Board

AGENDA REPORT

Meeting Date: October 15, 2025

Item Number: DS2

Prepared By: Jason Greiner

Subject

Discussion regarding future WEDC Board Retreats/Work Sessions.

Recommendation

No action is requested by staff for this item.

Discussion

Staff will lead the discussion regarding future WEDC Board Retreats/Work Sessions.

In preparation for the WEDC Board Retreat/Work Session, Staff has provided a recap of the 2025 Goals & Objectives and progress made toward accomplishing these goals. These goals were included in the FY24 Annual Report and remain a priority of the WEDC.

2025 Goals & Objectives

Downtown Revitalization and Expansion

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

544 Gateway Corridor

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

Hwy 78 Developments (Eubanks to Wylie East)

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

Expand/Promote BRE and Workforce Programs

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

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

Additional Initiatives Identified in FY25

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