

Wylie Economic Development Corporation

Board Regular Meeting

July 15, 2026 – 7:30 AM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of Minutes from the June 17, 2026 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the June 2026 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.
- 2. Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.
- 3. Consider and act upon the approval of the FY 2026-2027 WEDC Budget.

DISCUSSION ITEMS

- DS1. Discussion and updates from WEDC Committees.
- 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 Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, and State Hwy 78/Brown.

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

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

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-9c, 2024-12c, 2025-4a, 2025-4d, 2025-9a, 2025-10f, 2026-2l, 2026-3e, 2026-4a, 2026-4b, 2026-4f, 2026-5a, 2026-5g, 2026-6a, 2026-6b, 2026-6c, 2026-6d, 2026-6e, 2026-6f, 2026-6g, 2026-6h, 2026-6i, 2026-7a, 2026-7b, 2026-7c, 2026-7d, and 2026-7e.

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 July 9, 2026 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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 Special Called Meeting

June 17, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

Vice President Harold Smith called the meeting to order at 7:33 a.m. Board Members present were Melisa Whitehead and Demond Dawkins.

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

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Economic Development Coordinator Christy Stewart, and Office Manager Valerie Scott.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice President Harold Smith 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 May 13, 2026, Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the May 2026 WEDC Treasurer's Report.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 3-0.

Vice President Smith moved to Discussion Items.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff provided updates from the Strategic Planning and Budget, Finance, and Audit Committees. The Strategic Planning Committee reviewed the proposed 2026 Goals and Objectives, discussed long-term planning efforts, and considered engineering and budget-related items. The Budget, Finance, and Audit Committee reviewed project timelines, infrastructure needs, and associated expenditures to support ongoing and future projects. The Board then discussed the importance of maintaining budget flexibility

and balancing short- and long-term priorities to ensure the organization remains positioned to respond to future opportunities while advancing current projects and strategic goals.

DS2. Discuss issues surrounding the FY 2026-2027 WEDC Budget.

Staff reviewed the proposed FY 2026-2027 budget and compared it with the final and working budgets for FY 2025-2026. The discussion included projected sales tax revenues, anticipated revenues from existing and potential projects, personnel and operating expenses, incentive obligations, and infrastructure and engineering expenditures. Details were presented on specific projects and their associated costs, as well as on various infrastructure projects underway or planned for the upcoming fiscal year. Several budget items were identified as placeholders pending project timing, contract execution, and additional information. The review also covered marketing, advertising, travel, and training expenditures, as well as other operational costs. Staff noted that the budget will continue to evolve as projects progress and opportunities arise. Board members again reiterated the importance of maintaining budget flexibility to align with the organization's short- and long-term goals and to position WEDC to respond to future opportunities. Staff advised that the City Council will review the budget during the Budget Work Session on July 14th.

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

Staff referred the Board to the Staff Report in the packet for updates on WEDC property activity, engineering projects, upcoming events, and WEDC programs and partnerships. Real estate updates included the closing of two properties and noted that the inspection period for a pending transaction had been extended by 30 days. Business Retention and Expansion updates highlighted preparations for the 2026 Manufacturing Day with Wylie ISD, participation in workforce development initiatives, and the recent Internship Signing Day. Staff discussed an overview of the Collin College Committee of 100 initiative and its significance for Wylie. Additional updates included productive meetings during ICSC, recognition of Leadership Wylie graduate Christy Stewart, and recent and upcoming events. Staff reported that sales tax revenues for June were down 1.1%, while year-to-date revenues were up .48%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:14 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

Sec. 551.087. 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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-9a, 2025-10f, 2026-

2l, 2026-3e, 2026-4a, 2026-4b, 2026-4f, 2026-5a, 2026-5b, 2026-5c, 2026-5d, 2026-5e, 2026-5f, 2026-5g, 2026-5h, 2026-5i, 2026-6a, 2026-6b, 2026-6c, 2026-6d, 2026-6e, and 2026-6f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Smith reconvened into Open Session at 8:55 a.m. and moved back to the Regular Agenda Item 1.

REGULAR AGENDA

1. Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.

Discussion

Staff noted that an additional submittal was received just prior to the meeting date and requested that the Board be given additional time to review all submittals. The Board agreed to table Regular Agenda Item 1 until the next Board Meeting.

Board Action

No action was taken.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future agendas.

ADJOURNMENT

With no further business, Vice President Smith adjourned the WEDC Board meeting at 8:56 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: July 15, 2026

Item Number: B

Prepared By: Jason Greiner

Subject

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

Recommendation

Motion to approve June 2026 WEDC Treasurer's Report.

Presented for the Board's review and approval is the June 2026 Treasurer's Report detailing the month and year-to-date financial transactions and performance against budget. This report contains the Revenue and Expense Report, Statement of Net Position, Balance Sheet, Sales Tax Report, Performance Agreement Summary, and the Quarterly Inventory Subledger.

REVENUES:

Sales Tax Revenue earned in April and allocated in June was \$384,581.84, a decrease of 1.10% over the same period in 2025.

EXPENSES:

Special Services-Infrastructure

\$305,805.23 McMahon Contracting Pay App 15

Engineering/Architectural

\$22,090.02 Kimley Horn General Engineering

\$14,273.61 Braun Intertec Corporation Limited Soil Investigation

Land Purchase

\$4,972,316.05 8.26 Acres FM 544

\$905,710.82 1.03 Acres FM 544

\$10,000 3.95 Acres FM 544 (Inspection Period Extension)

Budget Transfer

\$431,566 Transfer of loan proceeds currently in Land-Purchase Price to Principal and Interest accounts for the FY25-26 Series 2026 P&I payments from 4-30-26 thru 9-30-26.

Note: Journal Entry pending on Deferred Outflows to reflect the addition of the \$20,000 Helm Dental Laboratory performance agreement. The Deferred Outflows total will be \$3,855,000 as indicated on the Performance Agreement Report.

June Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	384,581.83	2,901,776.10	-2,487,657.90	46.16 %
	Category: 400 - Taxes Total:	5,389,434.00	5,389,434.00	384,581.83	2,901,776.10	-2,487,657.90	46.16%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	61,681.38	248,619.89	238,619.89	2,486.20 %
	Category: 460 - Interest Income Total:	10,000.00	10,000.00	61,681.38	248,619.89	238,619.89	2,386.20%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	6,900.00	23,600.00	800.00	103.51 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	482,774.10	-2,415,538.90	83.34 %
	Category: 480 - Miscellaneous Income Total:	2,921,113.00	2,921,113.00	6,900.00	506,374.10	-2,414,738.90	82.67%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
	Category: 490 - Transfers In & Other Financing Sources Total:	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
	Revenue Total:	8,320,547.00	17,920,547.00	453,163.21	13,256,770.09	-4,663,776.91	26.02%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	60,692.49	402,525.74	146,518.29	26.69 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	9,832.19	65,326.18	24,119.52	26.97 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	5,677.72	50,571.00	40,256.45	44.32 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	0.00	678.24	1,353.22	66.61 %
111-5611-51440	FICA	34,232.30	34,232.30	3,666.26	24,262.80	9,969.50	29.12 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	857.43	5,674.33	2,331.61	29.12 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	67.63	1,023.72	-321.72	-45.83 %
	Category: 510 - Personnel Services Total:	777,930.90	777,930.90	80,793.72	553,545.53	224,385.37	28.84%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	510.73	2,892.55	2,107.45	42.15 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	4,500.00	495.59	2,963.48	1,536.52	34.14 %
	Category: 520 - Supplies Total:	8,300.00	9,800.00	1,006.32	6,049.51	3,750.49	38.27%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	1,000.00	0.00	0.00	1,000.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
	Category: 540 - Materials for Maintenance Total:	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	166,500.00	1,343,500.00	88.97 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	6,252.50	176,387.50	55,882.50	24.06 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	3,409.63	17,803.45	203,196.55	91.94 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	911,033.42	2,288,966.58	71.53 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	13,071.08	206,937.49	69,187.51	25.06 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	1,427.41	37,740.91	36,709.09	49.31 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	305.71	3,769.84	4,130.16	52.28 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	29,000.00	21,000.00	42.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	1,495.68	55,855.07	39,644.93	41.51 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	3,892.36	78,827.22	12,225.78	13.43 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	13,864.52	39,135.48	73.84 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	48,928.63	262,105.48	698,194.52	72.71 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	39.63	1,248.01	1,151.99	48.00 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,780,798.00	82,822.63	1,963,537.07	4,817,260.93	71.04%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	934,504.85	88,925.74	670,893.94	263,610.91	28.21 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,380,309.95	136,271.03	924,311.15	455,998.80	33.04 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	2,314,814.80	225,196.77	1,595,205.09	719,609.71	31.09%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,251,614.39	5,888,026.87	8,224,708.25	4,026,906.14	32.87 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-5,928,026.87	-8,194,708.25	8,194,708.25	0.00 %
Category: 580 - Capital Outlay Total:		1,000,000.00	12,251,614.39	-40,000.00	30,000.00	12,221,614.39	99.76%
Expense Total:		10,315,427.70	22,143,608.09	349,819.44	4,150,312.20	17,993,295.89	81.26%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-4,223,061.09	103,343.77	9,106,457.89	13,329,518.98	315.64%
Report Surplus (Deficit):		-1,994,880.70	-4,223,061.09	103,343.77	9,106,457.89	13,329,518.98	315.64%

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,389,434.00	5,389,434.00	384,581.83	2,901,776.10	-2,487,657.90	46.16%
460 - Interest Income	10,000.00	10,000.00	61,681.38	248,619.89	238,619.89	2,386.20%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	6,900.00	506,374.10	-2,414,738.90	82.67%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
Revenue Total:	8,320,547.00	17,920,547.00	453,163.21	13,256,770.09	-4,663,776.91	26.02%
Expense						
510 - Personnel Services	777,930.90	777,930.90	80,793.72	553,545.53	224,385.37	28.84%
520 - Supplies	8,300.00	9,800.00	1,006.32	6,049.51	3,750.49	38.27%
540 - Materials for Maintenance	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
560 - Contractual Services	6,635,798.00	6,780,798.00	82,822.63	1,963,537.07	4,817,260.93	71.04%
570 - Debt Service & Capital Replacement	1,883,248.80	2,314,814.80	225,196.77	1,595,205.09	719,609.71	31.09%
580 - Capital Outlay	1,000,000.00	12,251,614.39	-40,000.00	30,000.00	12,221,614.39	99.76%
Expense Total:	10,315,427.70	22,143,608.09	349,819.44	4,150,312.20	17,993,295.89	81.26%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	103,343.77	9,106,457.89	13,329,518.98	315.64%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	103,343.77	9,106,457.89	13,329,518.98	315.64%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	103,343.77	9,106,457.89	13,329,518.98
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	103,343.77	9,106,457.89	13,329,518.98

Wylie Economic Development Corporation
Statement of Net Position
As of June 30, 2026

Assets

Cash and cash equivalents	\$ 13,131,589.67	
Receivables	\$ 912,500.00	Note 1
Inventories	\$ 23,382,249.06	
Prepaid Items	\$ -	
Total Assets	\$ 37,426,338.73	

Deferred Outflows of Resources

Pensions	\$ 112,459.55
Total deferred outflows of resources	\$ 112,459.55

Liabilities

Accounts Payable and other current liabilities	\$ 331,549.03	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 346,176.62	Note 3
Due in more than one year	\$ 29,993,011.83	
Total Liabilities	\$ 30,671,937.48	

Deferred Inflows of Resources

Pensions	\$ (25,054.41)
Total deferred inflows of resources	\$ (25,054.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 6,841,806.39
Total Net Position	\$ 6,841,806.39

Note 1: Includes incentives in the form of forgivable loans for \$337,500 (Phoenix Ascending), and \$425,000 (Cates/Lanspring)

Note 2: Deposits from rental property

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

Balance Sheet

Account Summary

As Of 06/30/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	13,129,589.67
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	150,000.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	762,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	23,382,249.06
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	3,835,000.00
Total Assets:		41,261,338.73
		41,261,338.73
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-4,033.25
111-2000-20117	TMRS PAYABLE	0.00
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	133.36
111-2000-20136	HSA PAYABLE	1,522.92
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	110.87
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	95.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	11,569.36
111-2000-20540	NOTES PAYABLE	3,835,000.00
111-2000-20610	RETAINAGE PAYABLE	322,150.77
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

As Of 06/30/2026

Balance Sheet

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	4,167,749.03
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	Total Beginning Equity:	27,987,131.81
Total Revenue		13,256,770.09
Total Expense		4,150,312.20
Revenues Over/Under Expenses		9,106,457.89
	Total Equity and Current Surplus (Deficit):	37,093,589.70
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>41,261,338.73</u>

As Of 06/30/2026

Balance Sheet

Account	Name	Balance	
Fund: 922 - GEN LONG TERM DEBT (WEDC)			
Assets			
922-1000-10312	GOVERNMENT NOTES	0.00	
922-1000-18110	LOAN - WEDC	0.00	
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29	
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00	
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48	
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78	
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41	
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00	
	Total Assets:	87,405.14	87,405.14
Liability			
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64	
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82	
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94	
922-2000-28205	WEDC LOANS/CURRENT	269,026.86	
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51	
922-2000-28247	JARRARD LOAN	9,258.28	
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75	
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20	
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,483,515.28	
922-2000-29150	NET PENSION LIABILITY	220,716.17	
922-2000-29151	SDBF LIABILITY	7,871.00	
	Total Liability:	30,339,188.45	
Equity			
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25	
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00	
	Total Beginning Equity:	-21,322,677.25	
Total Revenue		-9,600,000.00	
Total Expense		-670,893.94	
Revenues Over/Under Expenses		-8,929,106.06	
	Total Equity and Current Surplus (Deficit):	-30,251,783.31	
	Total Liabilities, Equity and Current Surplus (Deficit):		87,405.14

Wylie Economic Development Corporation

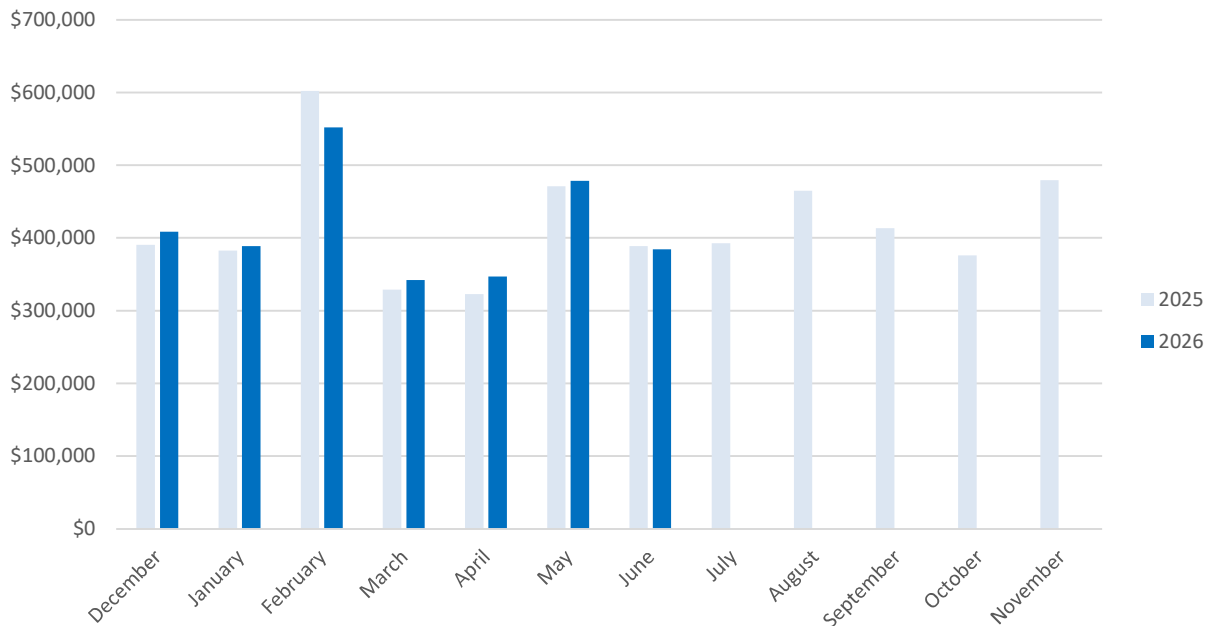
SALES TAX REPORT

June 30, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 551,977.23	\$ (50,347.01)	-8.36%
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ 342,089.27	\$ 13,040.96	3.96%
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ 347,091.95	\$ 24,115.02	7.47%
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 478,508.93	\$ 7,050.47	1.50%
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 384,581.84	\$ (4,290.74)	-1.10%
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ -		
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
SEPTEMBER	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ -		
OCTOBER	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ -		
NOVEMBER	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ -		
Sub-Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 2,901,776.11	\$ 13,881.01	0.48%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 2,901,776.11	\$ 13,881.01	0.48%

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: June SlsTx Revenue is actually April SlsTx and is therefore the 7th allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

June 30, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE							REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031					
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00	A
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B
CATES/LANSPRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	C
SCSD	\$ 1,200,000.00	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ -	\$ 1,200,000.00		\$ 1,200,000.00	
TEXSTONE/TSP CP WYLIE	\$ 2,000,000.00	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ 2,000,000.00	
MANN-MADE/G01 ENTERPRISES	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	
HELM DENTAL LABORATORY	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	
	\$ 3,980,000.00	\$ 75,000.00	\$ 1,900,000.00	\$ 1,900,000.00	\$ -	\$ -	\$ -	\$ 3,800,000.00	\$ 105,000.00	\$ 3,980,000.00	
				Deferred Outflows				\$ 3,855,000.00			

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. Forgiveable Land Grant (\$450,000 forgiven over 4 years). **\$112,500 CO** & \$112,500/year in 2027, 2028, & 2029.

C. Performance Agreement (\$600,000) and 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)
June 30, 2026

	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.	Steel/Hooper	12/29/22	Lot 2R Heimberger Industrial Park	3.6885	160671	n/a	\$ 345,441.57	\$ 345,441.57
544 Corridor	Blakey	9/29/25	Davidson Survey, Tract 46 & 42	8.573	373440	n/a	\$ 4,481,819.61	
	Dempsey	12/17/25	2002 W Kirby St	3.660	159430	n/a	\$ 2,266,681.38	
	Wylie Square One	6/2/26	FM 544 Corridor	8.262	359893	n/a	\$ 5,013,885.41	
	L.M.B.	6/3/26	FM 544 Corridor	1.03	44867	n/a	\$ 925,710.82	\$ 12,688,097.22
544 Gateway	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	
	5R, & 2R	Replat 1/23	544 Gateway Addition	0.931	40576	n/a	\$ 497,982.50	\$ 1,582,471.45
	Lot 7R	Replat 1/23	544 Gateway Addition					
Downtown	Heath	3/17/14	104 N. Jackson	0.1720	7492	n/a	\$ 220,034.00	
	Udoh	2/12/14	109 Marble	0.1700	7405	n/a	\$ 70,330.00	
	Peddicord	12/12/14	100 W. Oak St	0.3481	15163	n/a	\$ 486,032.00	
	City Lot	12/12/14	108/110 Jackson	0.3479	15155	n/a	\$ -	
	Pawn Shop/All The Rave	1/7/22	104 S. Ballard	0.0860	3746	n/a	\$ 475,441.20	
	FBC Lot	6/15/16	111 S. Ballard St	0.2000	8712	n/a	\$ 150,964.00	
	FFA Village	1/7/18	102. N. Birmingham	0.1700	7405	n/a	\$ 99,804.00	
	Boyd	7/28/21	103 S. Ballard	0.0760	3311	n/a	\$ 328,792.20	
	Keefer	10/27/21	401 N. Keefer Dr	0.4890	21301	n/a	\$ 237,951.39	
	Parupia	8/19/22	200 W Brown	0.0770	3354	n/a	\$ 159,325.57	
	UP Lot	9/30/22	UP Lot	0.4760	20735	n/a	\$ 82,126.92	
	Brothers JV	2/26/19	306 & 308 N. 2nd Street	0.3770	16422	n/a	\$ 145,923.04	
	Pulliam	2/27/19	300 N. 2nd Street	0.2570	11195	n/a	\$ 218,472.20	
	Swayze	4/18/19	208 N. 2nd Street	0.2580	11238	n/a	\$ 187,501.40	
	Swayze	5/9/19	204 N. 2nd Street	0.2580	11238	n/a	\$ 187,658.20	
	Kreymer	10/9/19	302 N. 2nd Street	0.1290	5619	\$ 207,286.00 1,386	\$ 187,941.76	
	City of Wylie	5/14/20	ROW Purchase/Alleys	0.6126	26685	n/a	\$ 26,684.86	\$ 3,264,982.74
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.1190	48744	n/a	\$ 409,390.00	
	Murphy	3/7/19	701 S. Ballard	0.2000	8712	n/a	\$ 172,487.04	
	Marlow	3/31/22	305 S. Ballard	0.1865	8125	n/a	\$ 186,154.60	
	Braley	7/22/19	503 S. Ballard	0.2558	11142	n/a	\$ 177,397.96	\$ 945,429.60
Brown & 78 (Lot 1 Sold)	Lot 2	Final Plat 10/24	Cooper Plaza	1.0144	44188	n/a	\$ 339,071.64	
	Lot 3	Final Plat 10/25	Cooper Plaza	0.9072	39518	n/a	\$ 303,236.92	
	Lot 4	Final Plat 10/26	Cooper Plaza	1.6154	70365	n/a	\$ 539,937.90	
	Lot 5	Final Plat 10/27	Cooper Plaza	1.8135	78996	n/a	\$ 606,166.90	
	Lot 6	Final Plat 10/28	Cooper Plaza	2.9784	129737	n/a	\$ 995,522.25	
	Lot 7	Final Plat 10/29	Cooper Plaza	1.5540	67692	n/a	\$ 519,426.93	\$ 3,303,362.54
Total				48.6624		\$ 387,700.00 5,011	\$ 23,382,248.87	\$ 10,694,151.65

AGENDA REPORT

Meeting Date: July 15, 2026

Item Number: 1

Prepared By: Jason Greiner

*(Staff Use Only)***Subject**

Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.

Recommendation

Motion to approve Change Order with McMahon Contracting LP in an amount of \$229,973 and further authorize the Executive Director to execute any and all necessary documents.

Discussion

As the Board will recall, the WEDC approved construction services for Cooper Plaza, a proposed mixed-use development (Retail, Restaurant, and Office) at the intersection of SH 78 and Brown Street, to McMahon Contracting LP on June 19, 2024. This project is substantially complete, and McMahon is currently finalizing on-site erosion control improvements.

The Change Order presented for your consideration is related to additional sidewalk improvements connecting this development to Historic Downtown Wylie. This includes sidewalk installation from Ballard Avenue to Marble Street (which connects to Cooper Plaza), mobilization, bonds, insurance, testing, traffic control, removal/excavation of existing sidewalk/curb, embankment, crosswalk striping, silt fence, inlet protection, SWPPP maintenance, sod, and temporary irrigation. This Change Order excludes boring, bursting, permits, and landscaping.

This addition increases connectivity to downtown and aligns with the vision outlined in the City of Wylie Comprehensive Plan. Staff determined that including this item as a Change Order to the original contract will expedite the process and complete/complement the development as a whole.

Staff is bringing this item before the Board to ensure transparency, maintain audit compliance, and obtain formal authorization for any necessary change orders that may cause the total project cost to exceed the originally contracted amount. This action will ensure alignment between the approved contract amount, including authorized amendments, and the final amount billed over the course of the project.

AGENDA REPORT

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

Item Number: 2
(Staff Use Only)

Subject

Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.

Recommendation

Motion to enter into an Architectural Concept Design Services Proposal with _____ in the amount of _____ and further authorize the Executive Director to execute any and all necessary documents.

Discussion

Within the 2026 Goals & Objectives, the WEDC Board has identified the need to update the concept plans and market/sell lots at Cooper Plaza. As such, staff have solicited qualifications and proposals from select architectural firms to provide concept-level architectural and site planning services for Cooper Plaza.

Project Overview:

Cooper Plaza is envisioned as a walkable mixed-use development integrating:

- A future office or coworking building on Lot 6
- A planned restaurant cluster on adjacent lots
- Public amenities, including a water feature and pedestrian connectivity
- Architectural compatibility with Historic Downtown Wylie and applicable overlay districts

The intent of this solicitation is to select an architectural firm capable of delivering tangible, cost-informed conceptual design that clearly communicates feasibility, tradeoffs, and development implications.

Scope of Services:

The selected firm shall provide conceptual architectural and site planning services for Lot 6, including the following:

- Prepare concept site plan options for an office or coworking building with:
 - 25,000–35,000 SF
 - One- and two-building configurations
- Demonstrate minimum parking compliance per local ordinance
- Illustrate engagement and connectivity with:
 - Lot 7 - water feature and amenities
 - Lots 2-5 - restaurant cluster or as needed for Lot 6 office design/development
- Develop architectural concepts that comply with the applicable overlay district and are compatible with Historic Downtown Wylie
- Prepare conceptual interior layout options suitable for office and/or coworking use

Required Deliverables:**Required Deliverables**

At a minimum, the Architect shall provide:

- Concept site plans illustrating building layout, parking, vehicular circulation, and pedestrian connectivity
- Architectural massing and character studies depicting scale, form, and relationship to adjacent development and site amenities
- Conceptual interior test fits
- A preliminary order-of-magnitude development budget for each concept option

Actionable Design & Budget Control Requirements:

The Architect shall provide actionable conceptual design services sufficient to support informed decision-making by the Wylie EDC Board and City Council. Each concept option shall include a concise narrative and comparison summary identifying key assumptions, site constraints, development tradeoffs, and implications related to phasing, parking, circulation, and integration with adjacent uses and public amenities. Concepts shall be developed at a level of detail appropriate to guide entitlement discussions, developer solicitation, and financing evaluation.

All concept options shall be designed to align with the Owner's stated construction budget parameters and cost objectives. The Architect shall prepare a preliminary order-of-magnitude development budget for each option, clearly identifying assumptions related to building size, construction type, core and shell versus interior buildout, and major building systems. If preliminary cost estimates indicate that a concept exceeds the stated budget parameters, the Architect shall revise the design, materials, systems, or scope as necessary to restore alignment at no additional fee, unless a change in scope or budget is authorized in writing by the Owner. No concept shall be advanced for Board, Commission, or Council consideration without documented cost alignment or clearly identified cost risks.

Proposal Requirements:**Proposal Requirements**

Responses shall include the following:

1. Firm qualifications and relevant experience, particularly with:
 - a. Mixed-use developments
 - b. Public-sector clients
 - c. Historic or context-sensitive projects
2. Project approach and understanding of the Cooper Plaza vision
3. Proposed phased scope and fee structure, beginning with concept/schematic design and clearly identifying optional pricing for subsequent phases (design development, construction documents, permitting, and construction administration)
4. Key project team members
5. Representative project examples

Selection will be based on qualifications, demonstrated understanding of the project, proposed approach, and overall value to the Wylie EDC's Board of Directors.

Upon selection of an architect, Staff will engage the services of the chosen firm to expedite the design process.

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: July 15, 2026

Item Number: 3

Prepared By: Jason Greiner

Subject

Consider and act upon the approval of the FY 2026-2027 WEDC Budget.

Recommendation

Staff recommends that the Board approve the FY 2026-20207 WEDC Budget as presented.

Discussion

The FY 26-27 Draft Budget documents have been attached for your review.

For FY27, the WEDC estimates \$26,828,276 in available resources, which includes a beginning fund balance of \$8,317,002. Staff estimates the following WEDC Revenues: \$5,497,223 in Sales Tax Receipts, \$12,981,250 in proceeds from the Sale of WEDC-owned properties, \$22,800 in Rental Income, and \$10,000 in allocated interest earnings.

Expenses for FY27 are estimated at \$13,582,691. Personnel Services decreased from \$777,930 to \$709,863, and Incentives increased from \$1,510,000 to \$5,507,500. Debt Service increased from \$1,883,249 to \$2,674,380 with the addition of the 2026 WEDC Loan associated with Land Acquisition in FY26. As the City Council will recall, in recent years, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses were once accounted for in Capital Outlay; however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more accurately track the taxable versus non-taxable nature of these expenses for reporting purposes.

Notable Changes:

- Personnel Services: down from \$777,930 to \$709,863 - FY26 funded one additional position to allow for cross-training due to retirement. Staffing level is back to five full-time employees for FY27.
- Special Services Real Estate: down from \$221,000 to \$81,000
- Special Services Infrastructure: down from \$3,200,000 to \$1,100,000 - Includes Ballard/Oak/Jackson/Marble Downtown Striping/Parking, Alanis Water/Sewer Improvements, 544 Gateway Gas Extension/Lot 3 Parking.
- Engineering Services: up from \$960,300 to \$2,711,000 - Includes General Engineering, 544 Gateway Engineering, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, 544 Corridor/Sanden Civils, Environmental, and Misc. Surveys/Concepts.
- Debt Service: up from \$2,314,815 to \$2,674,380 - Includes additional funds allocated to the Regional Marketing Initiative.

Staff estimates the FY27 ending fund balance of \$13,245,246.

Once approved by the WEDC Board of Directors on July 15th, the budget will come back to the City Council for final review at the July 28th City Council Meeting.

As a reference, below is section 7.02 of the Wylie EDC Bylaws regarding the Budget:

**ARTICLE VII
FINANCIAL ADMINISTRATION**

The Corporation may contract with the City for financial and accounting services. The Corporation's financing and accounting records shall be maintained according to the following guidelines:

7.01 Fiscal Year

The fiscal year of Corporation shall begin on October 1 and end on September 30 of the following year.

7.02 Budget

A budget for the forthcoming fiscal year shall be submitted to, and approved by, the Board of Directors and the City Council of the City of Wylie. In submitting the budget to the City Council, the Board of Directors shall submit the budget on forms prescribed by the City Manager and in accordance with the annual budget preparation schedule as set forth by the City Manager. The budget shall be submitted to the City Manager for inclusion in the annual budget presentation to the City Council.

7.03 Contracts

As provided in Article V above, the President and Secretary shall execute any contracts or other

Attachments:

- WEDC Narrative
- WEDC Budget Overview
- WEDC Fund Balance Summary
- WEDC Debt Service Detail
- WEDC Revenue Projections
- WEDC Expense Projections

WYLIE ECONOMIC DEVELOPMENT CORPORATION

The Wylie citizens, authorized by the Texas State Legislature, created the Wylie Economic Development Corporation (WEDC) via the passage of a half-cent sales tax increase in 1990. Funds received by the WEDC are used solely to enhance and promote economic development within the Wylie community.

	BUDGET 2024-2025	BUDGET 2025-2026	BUDGET 2026-2027
STAFFING			
Executive Director	1	1	1
Assistant Director	1	1	1
BRE Director	1	1	
Econ Dev Coordinator		1	1
Office Manager	1	1	1
Research Analyst	1	1	1
TOTAL	5	6	5

The primary objectives of the WEDC are to increase local employment opportunities and enhance and diversify the City of Wylie's tax base. The WEDC currently employs five full-time professional staff members who report directly to the Executive Director, and the Director reports to a 5-member Board of Directors appointed by the Wylie City Council. Ex-Officio Members of the Board include the sitting Mayor and current City Manager. Meetings typically occur on the third Wednesday of each month at 7:30 a.m. and on an as-needed basis at the WEDC's office located at 250 S. Highway 78.

The Wylie City Council provides oversight of the WEDC via approval of Bylaws, appointment of Board Members, approval of annual budgets, review of monthly expenditures, and project approval. The City of Wylie Finance Department handles all financial functions for the WEDC and coordinates an annual Financial Audit by an independent third-party firm.

WEDC Board of Directors	Current Appointment	Term Expires
Blake Brininstool, President	06/2024	06/2027
Harold Smith, Vice President	06/2026	06/2029
Melisa Whitehead, Secretary	06/2025	06/2028
Alan Dayton, Treasurer	06/2025	06/2028
Demond Dawkins, Immediate Past President	06/2024	06/2027

Budget Overview FY 2026-2027

Department Executive Summary

Wylie EDC

FY 2027 Budget Notes

Notable increases/decreases from FY 2026 budget:

For FY27, the WEDC estimates \$26,828,276 in available resources, which includes a beginning fund balance of \$8,317,002. Staff estimates the following WEDC Revenues: \$5,497,223 in Sales Tax Receipts, \$12,981,250 in proceeds from the Sale of WEDC-owned properties, \$22,800 in Rental Income, and \$10,000 in allocated interest earnings.

Expenses for FY27 are estimated at \$13,582,691. Personnel Services decreased from \$777,930 to \$709,863, and Incentives increased from \$1,510,000 to \$5,507,500. Debt Service increased from \$1,883,249 to \$2,674,380 with the addition of the 2026 WEDC Loan associated with Land Acquisition in FY26. As the City Council will recall, in recent years, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses were once accounted for in Capital Outlay; however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more accurately track the taxable versus non-taxable nature of these expenses for reporting purposes.

Notable Changes:

- Personnel Services: down from \$777,930 to \$709,863
 - FY26 funded one additional position to allow for cross-training due to retirement. Staffing level is back to five full-time employees for FY27.
- Incentives: up from \$1,510,000 to \$5,507,500
 - Projects include SCSD, Cates Control Systems, TexStone, and Confidential Projects.
- Special Services Real Estate: down from \$221,000 to \$81,000
 - FY26 funded loan origination fees for 2026 WEDC Loan.
- Special Services Infrastructure: down from \$3,200,000 to \$1,100,000
 - Includes Ballard/Oak/Jackson/Marble Downtown Striping/Parking, Alanis Water/Sewer Improvements, 544 Gateway Gas Extension/Lot 3 Parking.
- Advertising: up from \$276,125 to \$336,125
 - Includes additional funds allocated to the Regional Marketing Initiative.
- Engineering Services: up from \$960,300 to \$2,711,000
 - Includes General Engineering, 544 Gateway Engineering, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, 544 Corridor/Sanden Civils, Environmental, and Misc. Surveys/Concepts.
- Debt Service: up from \$2,314,815 to \$2,674,380
 - Increase related to the 2026 WEDC Loan for Land Acquisition.
- Land-Purchase Price: down from \$12,251,614 to \$0
 - FY27 budget does not include any funds for future land purchase.

Prepared by: Wylie EDC

Staff estimates the FY27 ending fund balance of \$13,245,246.

Once approved by the WEDC Board of Directors on July 15th, the budget will come back to the City Council for final approval at the July 21st City Council Meeting.

City of Wylie
Fund Summary

Wylie Economic Development Corporation

Audited Wylie Economic Development Corp Ending Balance - 9/30/25	\$ 11,149,856
Projected '26 Revenues	<u>16,423,125</u>
Available Funds	27,572,981
Projected '26 Expenditures	<u>(19,255,978)</u>
Estimated Ending Fund Balance 09/30/26	\$ 8,317,003
 Estimated Beginning Fund Balance - 10/01/26	 \$ 8,317,003
Proposed Revenues '27	18,511,273 a)
Proposed Expenditures '27	<u>(13,582,691)</u>
Estimated Ending Fund Balance 9/30/27	\$ 13,245,585

a) Proposed Sales Tax is 2% higher than FY26 and includes a placeholder for the \$13MM Sale of Property.

FY2026-2027 WEDC Debt Service Detail

Jarrard Loan #6088461

\$9,258.28

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
118	10/22/2026	\$34.72	\$3,074.43	\$3,109.15	\$6,183.85
119	11/22/2026	\$23.19	\$3,085.96	\$3,109.15	\$3,097.89
120	12/22/2026	\$11.62	\$3,097.89	\$3,109.51	\$0.00
		\$69.53	\$9,258.28	\$9,327.81	

120 Payments; Maturity 12-22-26 (FY26-27)

Government Capital Loan (Series 2021: No. 9624 Effective 10-5-21)

\$6,602,913.51

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
60	10/5/2026	\$19,148.45	\$27,791.40	\$46,939.85	\$6,575,122.11
61	11/5/2026	\$19,067.85	\$27,872.00	\$46,939.85	\$6,547,250.11
62	12/5/2026	\$18,987.03	\$27,952.82	\$46,939.85	\$6,519,297.29
63	1/5/2027	\$18,905.96	\$28,033.89	\$46,939.85	\$6,491,263.40
64	2/5/2027	\$18,824.66	\$28,115.19	\$46,939.85	\$6,463,148.21
65	3/5/2027	\$18,743.13	\$28,196.72	\$46,939.85	\$6,434,951.49
66	4/5/2027	\$18,661.36	\$28,278.49	\$46,939.85	\$6,406,673.00
67	5/5/2027	\$18,579.35	\$28,360.50	\$46,939.85	\$6,378,312.50
68	6/5/2027	\$18,497.11	\$28,442.74	\$46,939.85	\$6,349,869.76
69	7/5/2027	\$18,414.62	\$28,525.23	\$46,939.85	\$6,321,344.53
70	8/5/2027	\$18,331.90	\$28,607.95	\$46,939.85	\$6,292,736.58
71	9/5/2027	\$18,248.94	\$28,690.91	\$46,939.85	\$6,264,045.67
		\$224,410.36	\$338,867.84	\$563,278.20	

Original Loan Amount: \$8,108,000

3.48%; 240 Payments; Maturity 10-5-41 (FY41-42)

Loan is Eligible for Principal Reduction 11/2026; 5 year call

(Land Acquisition/Pay Off Existing Loans Used for Land Purchase)

Government Capital Loan (Series 2022: Effective 7-20-22)

\$6,993,178.75

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
51	10/20/2026	\$27,972.72	\$24,644.75	\$52,617.47	\$6,968,534.00
52	11/20/2026	\$27,874.14	\$24,743.33	\$52,617.47	\$6,943,790.67
53	12/20/2026	\$27,775.16	\$24,842.31	\$52,617.47	\$6,918,948.36
54	1/20/2027	\$27,675.79	\$24,941.68	\$52,617.47	\$6,894,006.68
55	2/20/2027	\$27,576.03	\$25,041.44	\$52,617.47	\$6,868,965.24
56	3/20/2027	\$27,475.86	\$25,141.61	\$52,617.47	\$6,843,823.63
57	4/20/2027	\$27,375.29	\$25,242.18	\$52,617.47	\$6,818,581.45
58	5/20/2027	\$27,274.33	\$25,343.14	\$52,617.47	\$6,793,238.31
59	6/20/2027	\$27,172.95	\$25,444.52	\$52,617.47	\$6,767,793.79
60	7/20/2027	\$27,071.18	\$25,546.29	\$52,617.47	\$6,742,247.50
61	8/20/2027	\$26,968.99	\$25,648.48	\$52,617.47	\$6,716,599.02
62	9/20/2027	\$26,866.40	\$25,751.07	\$52,617.47	\$6,690,847.95
		\$329,078.84	\$302,330.80	\$631,409.64	

Original Loan Amount: \$8,108,000

4.8%; 240 Payments; Maturity 7-20-42 (FY41-42)

Loan is Eligible for Principal Reduction 8-2027; 5 yr call

(Infrastructure Improvements)

Government Capital Loan (2025: Effective 9-15-25)

\$6,628,557.20

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
13	10/15/2026	\$35,766.59	\$14,836.07	\$50,602.66	\$6,613,721.13
14	11/15/2026	\$35,686.54	\$14,916.12	\$50,602.66	\$6,598,805.01
15	12/15/2026	\$35,606.05	\$14,996.61	\$50,602.66	\$6,583,808.40
16	1/15/2027	\$35,525.13	\$15,077.53	\$50,602.66	\$6,568,730.87
17	2/15/2027	\$35,443.78	\$15,158.88	\$50,602.66	\$6,553,571.99
18	3/15/2027	\$35,361.98	\$15,240.68	\$50,602.66	\$6,538,331.31
19	4/15/2027	\$35,279.75	\$15,322.91	\$50,602.66	\$6,523,008.40
20	5/15/2027	\$35,197.07	\$15,405.59	\$50,602.66	\$6,507,602.81
21	6/15/2027	\$35,113.94	\$15,488.72	\$50,602.66	\$6,492,114.09
22	7/15/2027	\$35,030.37	\$15,572.29	\$50,602.66	\$6,476,541.80
23	8/15/2027	\$34,946.34	\$15,656.32	\$50,602.66	\$6,460,885.48
24	9/15/2027	\$34,861.86	\$15,740.80	\$50,602.66	\$6,445,144.68
		\$423,819.40	\$183,412.52	\$607,231.92	

Original Loan Amount: \$6,800,500

6.475%; 240 Payments; Maturity 9-15-45 (FY44-45)

7 year Rate Adjust: Pymt 84 (9-15-32) and Pymt 168 (9-15-39)

Loan is eligible for Principal Payoff 10-2028; 3 yr call

(Land Acquisition)

Government Capital Loan (2026: Effective 3-30-26)

\$9,483,515.28

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
7	10/31/2026	\$51,843.22	\$20,084.42	\$71,927.64	\$9,463,430.86
8	11/30/2026	\$51,733.42	\$20,194.22	\$71,927.64	\$9,443,236.64
9	12/31/2026	\$51,623.03	\$20,304.61	\$71,927.64	\$9,422,932.03
10	1/31/2027	\$51,512.03	\$20,415.61	\$71,927.64	\$9,402,516.42
11	2/28/2027	\$51,400.42	\$20,527.22	\$71,927.64	\$9,381,989.20
12	3/31/2027	\$51,288.21	\$20,639.43	\$71,927.64	\$9,361,349.77
13	4/30/2027	\$51,175.38	\$20,752.26	\$71,927.64	\$9,340,597.51
14	5/31/2027	\$51,061.93	\$20,865.71	\$71,927.64	\$9,319,731.80
15	6/30/2027	\$50,947.87	\$20,979.77	\$71,927.64	\$9,298,752.03
16	7/31/2027	\$50,833.18	\$21,094.46	\$71,927.64	\$9,277,657.57
17	8/31/2027	\$50,717.86	\$21,209.78	\$71,927.64	\$9,256,447.79
18	9/30/2027	\$50,601.91	\$21,325.73	\$71,927.64	\$9,235,122.06
		\$614,738.46	\$248,393.22	\$863,131.68	

Original Loan Amount: \$9,600,000

6.560%; 240 Payments; Maturity 3-31-46 (FY45-46)

7 year Rate Adjust: Pymt 84 (3-31-33) and Pymt 168 (3-31-40)

Loan is eligible for Principal Payoff 4-2029; 3 yr call

(Land Acquisition)

Interest Total FY 26-27 \$1,592,116.59

Principal Total FY 26-27 \$1,082,262.66

Debt Service Total FY 26-27 \$2,674,379.25

Total Principal Balance EOY 26-27 \$28,635,160.36

<u>Account</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2026 Base Budget</u>	<u>2026 YTD Actual</u>	<u>2027 Base Budget</u>	<u>2027 Base vs 2026 Base \$</u>	<u>2027 Base vs 2026 Base %</u>	<u>2027 Proposed</u>
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	\$(12,420,910)	\$(17,920,547)	\$(8,320,547)	\$(1,909,554)	\$(18,511,273)	\$(10,190,726)	-122.48%	\$(18,511,273)
Department: 4000 - REVENUES	\$(12,420,910)	\$(17,920,547)	\$(8,320,547)	\$(1,909,554)	\$(18,511,273)	\$(10,190,726)	-122.48%	\$(18,511,273)
Category: 400 - Taxes	\$(5,014,688)	\$(5,389,434)	\$(5,389,434)	\$(1,691,593)	\$(5,497,223)	\$(107,789)	-2%	\$(5,497,223)
111-4000-40210 - SALES TAX	-\$5,014,688	-\$5,389,434	-\$5,389,434	-\$1,691,593	-\$5,497,223	-\$107,789	-2%	-\$5,497,223
Category: 430 - Intergovernmental	-	-	-	-	-	-	-	-
111-4000-43518 - 380 ECONOMIC AGREEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	0%	\$0
Category: 460 - Interest Income	\$(363,587)	\$(10,000)	\$(10,000)	\$(102,315)	\$(10,000)	-	-	\$(10,000)
111-4000-46110 - ALLOCATED INTEREST EARNINGS	-\$363,587	-\$10,000	-\$10,000	-\$102,315	-\$10,000	\$0	0%	-\$10,000
Category: 480 - Miscellaneous Income	\$(242,135)	\$(2,921,113)	\$(2,921,113)	\$(115,646)	\$(13,004,050)	\$(10,082,937)	-345.17%	\$(13,004,050)
111-4000-48110 - RENTAL INCOME	-\$9,500	-\$22,800	-\$22,800	-\$11,400	-\$22,800	\$0	0%	-\$22,800
111-4000-48410 - MISCELLANEOUS INCOME	-\$397	\$0	\$0	\$0	\$0	\$0	0%	\$0
111-4000-48430 - GAIN/(LOSS) SALE OF CAP ASSETS	-\$232,238	-\$2,898,313	-\$2,898,313	-\$104,246	-\$12,981,250	-\$10,082,937	-348%	-\$12,981,250
Category: 490 - Transfers In & Other Financing Sources	\$(6,800,500)	\$(9,600,000)	-	-	-	-	-	-
111-4000-49325 - BANK NOTE PROCEEDS	-\$6,800,500	-\$9,600,000	\$0	\$0	\$0	\$0	0%	\$0
	\$(12,420,910)	\$(17,920,547)	\$(8,320,547)	\$(1,909,554)	\$(18,511,273)	\$(10,190,726)	-122.48%	\$(18,511,273)

Account	2025 Actual	2026 Budget	2026 Base Budget	2026 YTD Actual	2026 Projected	2027 Base Budget	2027 Base vs 2026 Base \$	2027 Base vs 2026 Base %	2027 Proposed
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	\$13,000,490	\$22,143,607	\$12,543,607	\$2,613,275	\$22,143,607	\$13,582,691	\$1,039,084	8.28%	\$13,582,691
Department: 5611 - DEVELOPMENT CORP-WEDC	\$13,000,490	\$22,143,607	\$12,543,607	\$2,613,275	\$22,143,607	\$13,582,691	\$1,039,084	8.28%	\$13,582,691
Category: 510 - Personnel Services	\$692,822	\$777,930	\$777,930	\$325,968	\$777,930	\$709,863	\$(68,067)	-8.75%	\$709,863
Category: 520 - Supplies	\$8,978	\$8,300	\$8,300	\$3,470	\$8,300	\$10,300	\$2,000	24.1%	\$10,300
Category: 540 - Materials for Maintenance	\$1,975	\$10,150	\$10,150	-	\$10,150	\$10,150	-	-	\$10,150
Category: 560 - Contractual Services	\$11,064,717	\$6,780,798	\$6,635,798	\$1,359,949	\$6,780,798	\$10,177,998	\$3,542,200	53.38%	\$10,177,998
111-5611-56030 - INCENTIVES	\$960,000	\$1,510,000	\$1,510,000	\$132,500	\$1,510,000	\$5,507,500	\$3,997,500	265%	\$5,507,500
111-5611-56040 - SPECIAL SERVICES	\$195,992	\$232,270	\$87,270	\$1,040	\$232,270	\$57,270	-\$30,000	-34%	\$57,270
111-5611-56041 - SPECIAL SERVICES-REAL ESTATE	\$39,081	\$221,000	\$221,000	\$3,753	\$221,000	\$81,000	-\$140,000	-63%	\$81,000
111-5611-56042 - SPECIAL SERVICES- INFRASTRUCTURE	\$9,110,656	\$3,200,000	\$3,200,000	\$742,668	\$3,200,000	\$1,100,000	-\$2,100,000	-66%	\$1,100,000
111-5611-56080 - ADVERTISING	\$130,394	\$276,125	\$276,125	\$136,296	\$276,125	\$336,125	\$60,000	22.00%	\$336,125
111-5611-56090 - COMMUNITY DEVELOPMENT	\$49,272	\$74,450	\$74,450	\$29,358	\$74,450	\$74,450	\$0	0%	\$74,450
111-5611-56110 - COMMUNICATIONS	\$6,845	\$7,900	\$7,900	\$2,397	\$7,900	\$7,900	\$0	0%	\$7,900
111-5611-56180 - RENTAL	\$29,250	\$50,000	\$50,000	\$17,000	\$50,000	\$54,000	\$4,000	8%	\$54,000
111-5611-56210 - TRAVEL & TRAINING	\$77,690	\$95,500	\$95,500	\$50,080	\$95,500	\$95,500	\$0	0%	\$95,500
111-5611-56250 - DUES & SUBSCRIPTIONS	\$84,537	\$91,053	\$91,053	\$66,674	\$91,053	\$91,053	\$0	0%	\$91,053
111-5611-56310 - INSURANCE	\$6,120	\$6,800	\$6,800	\$2,464	\$6,800	\$6,800	\$0	0%	\$6,800
111-5611-56510 - AUDIT & LEGAL SERVICES	\$63,462	\$53,000	\$53,000	\$13,865	\$53,000	\$53,000	\$0	0%	\$53,000
111-5611-56570 - ENGINEERING/ARCHITECTURAL	\$308,888	\$960,300	\$960,300	\$160,876	\$960,300	\$2,711,000	\$1,750,700	182%	\$2,711,000
111-5611-56610 - UTILITIES-ELECTRIC	\$2,530	\$2,400	\$2,400	\$978	\$2,400	\$2,400	\$0	0%	\$2,400
Category: 570 - Debt Service & Capital Replacement	\$1,231,998	\$2,314,815	\$1,883,249	\$863,888	\$2,314,815	\$2,674,380	\$791,131	42.01%	\$2,674,380
Category: 580 - Capital Outlay	-	\$12,251,614	\$3,228,180	\$60,000	\$12,251,614	-	-	-	-
111-5611-58110 - LAND-PURCHASE PRICE	\$4,481,820	\$12,251,614	\$3,228,180	\$2,326,681	\$12,251,614	\$0	-\$3,228,180	-100%	0
111-5611-58210 - STREETS & ALLEYS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%	0
111-5611-58995 - CONTRA CAPITAL OUTLAY	-\$4,481,820	\$0	\$0	-\$2,266,681	\$0	\$0	\$0	0%	0
	\$13,000,490	\$22,143,607	\$12,543,607	\$2,613,275	\$22,143,607	\$13,582,691	\$1,039,084	8.28%	\$13,582,691

AGENDA REPORT

Meeting Date: July 15, 2026Item Number: DS1Prepared By: Jason Greiner

Subject

Discussion and updates from WEDC Committees.

Recommendation

No action is requested by staff on this item.

Discussion

Committee members and staff will hold a discussion and provide updates from WEDC Committees.

Current Active Standing Committees of the WEDC:

- Budget, Finance, and Audit Committee (Melisa Whitehead, Demond Dawkins)
 - The Budget, Finance, and Audit Committee met on 1-30-26, 04-30-26, and 06-12-26 to review the current FY budget and provide input for the FY26-27 budget.
- Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
 - The Business Retention and Expansion Committee met on 04-30-26 to provide input on activities and involvement within the BRE program.
- Committee for New Business Attraction and Recruitment (Blake Brininstool, Alan Dayton)
 - The Committee for New Business Attraction and Recruitment last met on 04-29-26 to discuss current and future networking, business attraction, and recruitment efforts.

Current Special Committees of the WEDC:

- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
 - Members of the Strategic Planning Committee met on 1-14-26, 2-20-26, and 06-10-26 to review/discuss the organization's Goals and Objectives and provide input on upcoming projects and initiatives.
- Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)

Staff does not anticipate the need for an additional Budget, Finance, and Audit Committee Meeting until this fall.

STAFF REPORT

Date: July 15, 2026Item Number: DS2Prepared By: Jason Greiner

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

RecommendationN/A

DiscussionWEDC Property Update:Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Staff is working with Walk-On’s Sports Bistreaux to facilitate their Grand Opening Event, which is anticipated to be the first or second Monday in August (8-3 or 8-10).
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion: Early 2027.
- 544 Gateway/Lot 2: SCSD – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion: Early 2027
- 8.27 ac/Wylie Square One – Closed: 6-2-26
- 1.017 ac/L.M.B. Partnership – Closed: 6-3-26
- 3.95 ac/Keles Group – Closed: 7-7-26

Engineering Report:Current Goals & ObjectivesActive & Moving / Slowed or Paused / Inactive but Invested or PlanningDesign & Engineering - Cooper Plaza - State Hwy 78 & Brown

- RFQ/RFP for architectural design services responses required additional review and a second round of inquiries to achieve a like-for-like comparison. Item to be considered by WEDC Board on 7-15-26.

SH 78 Sidewalks

- KH submitted construction plans to TxDOT for review and approval. This project was sent out for bid and item to be considered by WEDC Board on 7-15-26.
- WEDC to coordinate Pedestrian Access and Temporary Grading easements with Church.

Downtown Parking / Jackson Ave Parking and Striping

- KH coordinating with franchise utilities for the relocation of multiple power poles.
- KH preparing civil construction plans and multiple parking option exhibits for Linke’s BBQ.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received City construction plan review comments on 7/2 and is revising the plans for resubmittal.

FM 544 Corridor Master Plans

- KH finalizing concept plan and updated drainage design.

Sanden Boulevard Reconstruction

- KH initiated survey, Geotech, and environmental subconsultants.
- KH to begin design of roadway upon receipt of survey data.

Atmos Gas Main Extension- N Hwy 78

- Project has been completed. MasTec is making final road repairs prior to the final payment. A ROW permit now needs to be reissued before the repairs can be completed. Staff will notify businesses of gas service availability once fully accepted by Atmos and the City of Wylie.

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

- Downstream assessment approved by the City on 6/10.
- Easement coordination and revised drainage design are ongoing.

Wylie Roadway OPCCs

- KH provided the Alanis and Hooper roadway OPCCs and exhibits.

Additional Roadway

- KH to prepare IPO.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon submitted a change order to include the SH 78 Sidewalks for Board consideration on 7-15-26.
- McMahon is constructing erosion control improvements on site.

Design & Engineering - 544 Gateway Addition

- KH/City/WEDC completed the second punch list walkthrough on 4/16. KH provided punch list items to City/Tiseo.
- Tiseo working on finalizing final punch list items.

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

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

Jackson Avenue Development

- Work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Overall development project on hold until KH has architectural designs. Once the drainage solution is finalized, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble.

Additional Initiatives Identified

Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Keefer Street Infrastructure

- KH to prepare IPO.

BRE & Workforce Updates:

- Attended two Collin College Committee of 100: Master Plan Steering Committee Meetings in Allen. (CS)
- Two BRE meetings were conducted in June.
- Participated in Workforce Solutions Target Occupations List – Industry Webinar.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RH, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff attended Wylie Area Chamber Women's Conference (RH, MB, VS)
- Staff attended TEDC Mid-Year Conference (JG, RH, CS)
- Staff attended the Grand Opening for Jericho Village (JG, RH, CS, VS)
- Sales tax revenues for July are up 0.11% and up 0.44% for the year.

Upcoming Events:

- WEDC Budget Work Session with City Council- July 14
- Wylie Area Chamber 50th Anniversary Breakfast- July 28
- Final Budget Work Session with City Council – July 28
- Chamber's Annual Non-Profit Luncheon – August 25
- Retail Live – September 2
- Wylie Championship Rodeo – September 11-12
- Hope Under the Stars – October 24

Quarterly Social Media, TDLR, and CoStar reports have been attached for your review.

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

INVENTORY SF

2.5M +1.3%

Prior Period 2.4M

UNDER CONSTRUCTION SF

60.4K +61.0%

Prior Period 37.5K

12 MO NET ABSORPTION SF

18.7K +62.4%

Prior Period 11.5K

VACANCY RATE

2.7% +0.5%

Prior Period 2.2%

MARKET ASKING RENT/SF

\$26.19 +1.9%

Prior Period \$25.71

MARKET SALE PRICE/SF

\$331 +5.0%

Prior Period \$316

MARKET CAP RATE

6.8% -0.1%

Prior Period 6.9%

Key Metrics

Availability

Vacant SF	65.3K ↓
Sublet SF	0 ↓
Availability Rate	5.0% ↑
Available SF Total	126K ↑
Available Asking Rent/SF	\$18.09 ↑
Occupancy Rate	97.3% ↑
Percent Leased Rate	97.3% ↑

Inventory

Existing Buildings	226 ↑
Under Construction Avg SF	12.1K ↑
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	30.6% ↑
12 Mo Construction Starts SF	53.2K ↑
12 Mo Delivered SF	30.3K ↑
12 Mo Avg Delivered SF	6.1K ↓

Sales Past Year

Asking Price Per SF	\$453 ↑
Sale to Asking Price Differential	-2.2%
Sales Volume	\$4.8M ↑
Transactions	18 ↑
Months to Sale	9.3 ↓
For Sale Listings	7 ↓
Total For Sale SF	32.1K ↓

Demand

12 Mo Net Absorp % of Inventory	0.8% ↑
12 Mo Leased SF	60.7K ↓
Months on Market	5.2 ↓
Months to Lease	-
Months Vacant	-
24 Mo Lease Renewal Rate	86.6%
Population Growth 5 Yrs	13.8%

INVENTORY SF 641K +0% Prior Period 641K	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF (3.5K) -160.4% Prior Period 5.8K	VACANCY RATE 0.6% +0.6% Prior Period 0%	MARKET ASKING RENT/SF \$27.63 +1.3% Prior Period \$27.26	MARKET SALE PRICE/SF \$193 +2.5% Prior Period \$188	MARKET CAP RATE 8.7% -0.1% Prior Period 8.8%
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Key Metrics

Availability		Inventory	
Vacant SF	3.8K ↓	Existing Buildings	46 ↓
Sublet SF	0 ↓	Under Construction Avg SF	-
Availability Rate	3.7% ↓	12 Mo Demolished SF	0 ↓
Available SF Total	23.8K ↓	12 Mo Occupancy % at Delivery	-
Available Asking Rent/SF	\$27.00	12 Mo Construction Starts SF	0 ↓
Occupancy Rate	99.4% ↑	12 Mo Delivered SF	0 ↓
Percent Leased Rate	99.4% ↑	12 Mo Avg Delivered SF	-
Sales Past Year		Demand	
Asking Price Per SF	\$266	12 Mo Net Absorp % of Inventory	-0.5% ↓
Sale to Asking Price Differential	-	12 Mo Leased SF	6.3K ↑
Sales Volume	\$0 ↓	Months on Market	10.6 ↑
Transactions	7 ↑	Months to Lease	-
Months to Sale	2.6	Months Vacant	-
For Sale Listings	-	24 Mo Lease Renewal Rate	96.1%
Total For Sale SF	-	Population Growth 5 Yrs	14.0%

INVENTORY SF

994K +0%

Prior Period 994K

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

74.3K +2,916.2%

Prior Period 2.5K

VACANCY RATE

1.1% -7.5%

Prior Period 8.6%

MARKET ASKING RENT/SF

\$33.81 +4.4%

Prior Period \$32.39

MARKET SALE PRICE/SF

\$206 +1.5%

Prior Period \$203

MARKET CAP RATE

8.5% -0.1%

Prior Period 8.6%

Key Metrics

Availability

Vacant SF	11.3K ↓
Sublet SF	0 ↓
Availability Rate	0.8% ↓
Available SF Total	8.4K ↓
Available Asking Rent/SF	\$32.84 ↓
Occupancy Rate	98.9% ↑
Percent Leased Rate	98.9% ↑

Inventory

Existing Buildings	12 ↓
Under Construction Avg SF	-
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	0 ↓
12 Mo Delivered SF	0 ↓
12 Mo Avg Delivered SF	-

Sales Past Year

Asking Price Per SF	-
Sale to Asking Price Differential	-
Sales Volume	\$0 ↓
Transactions	1 ↓
Months to Sale	-
For Sale Listings	-
Total For Sale SF	-

Demand

12 Mo Net Absorp % of Inventory	7.5% ↑
12 Mo Leased SF	6.4K ↑
Months on Market	44.3 ↑
Months to Lease	-
Months Vacant	-
24 Mo Lease Renewal Rate	-
Population Growth 5 Yrs	13.9%

INVENTORY SF

1.3M +0%

Prior Period 1.3M

UNDER CONSTRUCTION SF

81.6K +0%

Prior Period 81.6K

12 MO NET ABSORPTION SF

(19.2K) -331.3%

Prior Period 8.3K

VACANCY RATE

3.6% +1.5%

Prior Period 2.1%

MARKET ASKING RENT/SF

\$14.53 +1.9%

Prior Period \$14.26

MARKET SALE PRICE/SF

\$167 +3.6%

Prior Period \$161

MARKET CAP RATE

7.0% +0%

Prior Period 7.0%

Key Metrics

Availability

Vacant SF	46.1K ↓
Sublet SF	0 ↓
Availability Rate	9.3% ↑
Available SF Total	126K ↑
Available Asking Rent/SF	\$12.58 ↓
Occupancy Rate	96.4% ↑
Percent Leased Rate	96.4% ↑

Inventory

Existing Buildings	106 ↓
Under Construction Avg SF	16.3K ↓
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	0 ↓
12 Mo Delivered SF	0 ↓
12 Mo Avg Delivered SF	-

Sales Past Year

Asking Price Per SF	\$196 ↑
Sale to Asking Price Differential	-
Sales Volume	\$0 ↓
Transactions	6 ↑
Months to Sale	2.4 ↓
For Sale Listings	4 ↓
Total For Sale SF	131K ↑

Demand

12 Mo Net Absorp % of Inventory	-1.5% ↓
12 Mo Leased SF	24.5K ↓
Months on Market	8.7 ↑
Months to Lease	-
Months Vacant	-
24 Mo Lease Renewal Rate	74.2%
Population Growth 5 Yrs	13.4%

INVENTORY SF

971K +0%

Prior Period 971K

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

198K -

Prior Period 0

VACANCY RATE

0% -20.4%

Prior Period 20.4%

MARKET ASKING RENT/SF

\$13.46 +3.1%

Prior Period \$13.05

MARKET SALE PRICE/SF

\$161 -3.8%

Prior Period \$168

MARKET CAP RATE

5.9% +0.2%

Prior Period 5.7%

Key Metrics

Availability

Vacant SF	-
Sublet SF	0 ⬆
Availability Rate	20.4% ⬆
Available SF Total	198K ⬆
Available Asking Rent/SF	-
Occupancy Rate	100.0% ⬆
Percent Leased Rate	100.0% ⬆

Inventory

Existing Buildings	6 ⬆
Under Construction Avg SF	-
12 Mo Demolished SF	0 ⬆
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	0 ⬆
12 Mo Delivered SF	0 ⬆
12 Mo Avg Delivered SF	-

Sales Past Year

Asking Price Per SF	-
Sale to Asking Price Differential	-
Sales Volume	\$0 ⬆
Transactions	0 ⬆
Months to Sale	-
For Sale Listings	-
Total For Sale SF	-

Demand

12 Mo Net Absorp % of Inventory	20.4%
12 Mo Leased SF	0
Months on Market	6.4
Months to Lease	-
Months Vacant	-
24 Mo Lease Renewal Rate	-
Population Growth 5 Yrs	13.3%

Registered TDLR Projects

April-June 2026

<u>Project #</u>	<u>Project Name</u>	<u>Registered</u>	<u>Status</u>	<u>Facility Name</u>	<u>City</u>	<u>County</u>	<u>Work Type</u>	<u>Cost</u>
TABS2026023587	Collin County Veterinary Technician Surgery Suite	6/23/2026	Project Registered	Collin College Wylie Campus	Wylie	Collin	Renovation/Alteration	\$500,000
TABS2026023437	Wylie Development DFW LP Development	6/22/2026	Project Registered	Wylie Development DFW LP Building #200, Suites #210 and #220 combined	Wylie	Collin	Renovation/Alteration	\$100,000
TABS2026023237	WISD - Transportation Addition and Renovation	6/18/2026	Project Registered	Transportation Center	Wylie	Collin	Renovation/Alteration	\$6,753,483
TABS2026023236	WISD - Wylie Concession and Restrooms	6/18/2026	Project Registered	McMillan Junior High School	Wylie	Collin	Renovation/Alteration	\$1,200,000
TABS2026023234	WISD - Wylie ISD CTE and AG Center	6/18/2026	Project Registered	CTE Building	Wylie	Collin	New Construction	\$17,500,000
TABS2026023131	Wylie Downtown - Phase 1	6/17/2026	Project Registered	Wylie Downtown - Phase 1	Wylie	Collin	New Construction	\$3,700,000
TABS2026022069	Integrity 1st - Wylie	6/4/2026	Project Registered	Integrity 1st - Wylie	Wylie	Collin	New Construction	\$1,500,000
TABS2026021559	Truist-Wylie-Dallas	5/29/2026	Project Registered	Truist CWylie	Wylie	Dallas	Renovation/Alteration	\$1,503,394
TABS2026020691	BSW Wylie X-Ray Replacement	5/19/2026	Project Registered	Baylor Scott & White Imaging Center – Wylie	Wylie	Collin	Renovation/Alteration	\$350,000
TABS2026017199	NVA - Wylie	4/9/2026	Review Complete	National Veterinary Associates	Wylie	Collin	Renovation/Alteration	\$1,240,800
TABS2026016735	25039 - Sanden Industrial	4/2/2026	Review Complete	25039 - Sanden Industrial	Wylie	Collin	New Construction	\$6,644,780
TABS2026016727	Shadow Creek Village	4/2/2026	Project Registered	Specialty Grocer (Shell Building)	Wylie	Collin	New Construction	\$2,200,000
TABS2026016722	Shadow Creek Village	4/2/2026	Project Registered	Retail (Shell Building)	Wylie	Collin	New Construction	\$1,200,000

QUARTERLY UPDATE



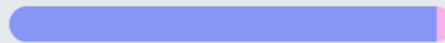


DINESHOPPLAY
TEXAS

DATA

☐		0:38	Okay Wylie... this one is for the comfort f...	Reel · dineshopplaytexas
☐		0:39	Okay Wylie... this one is for the comfort f...	Reel · Dine Shop Play Texas
☐		0:51	Dear Sorella Boutique has everything you..	Reel · dineshopplaytexas
☐		0:52	Dear Sorella Boutique has everything you..	Reel · Dine Shop Play Texas
☐		0:55	🔥 If you're craving a legit burger spot, ...	Reel · dineshopplaytexas
☐		0:55	🔥 If you're craving a legit burger spot, ...	Reel · Dine Shop Play Texas

Followers



8,998

Impressions



122.29K

ACTIONS TAKEN TO BUSINESS PAGES

4,123

SPRING 2026 Class

6 Winners Announced

6 Total Attendees

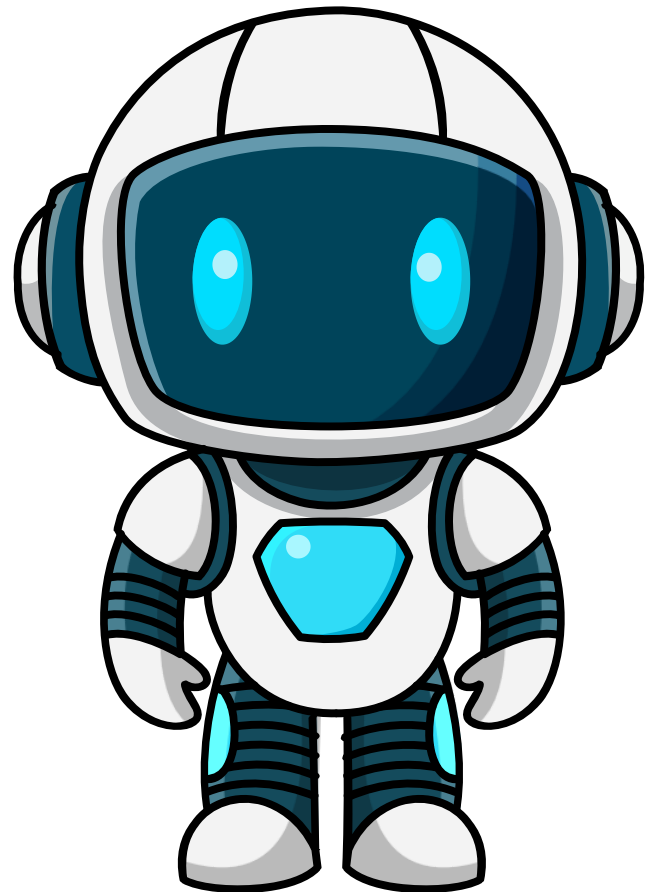
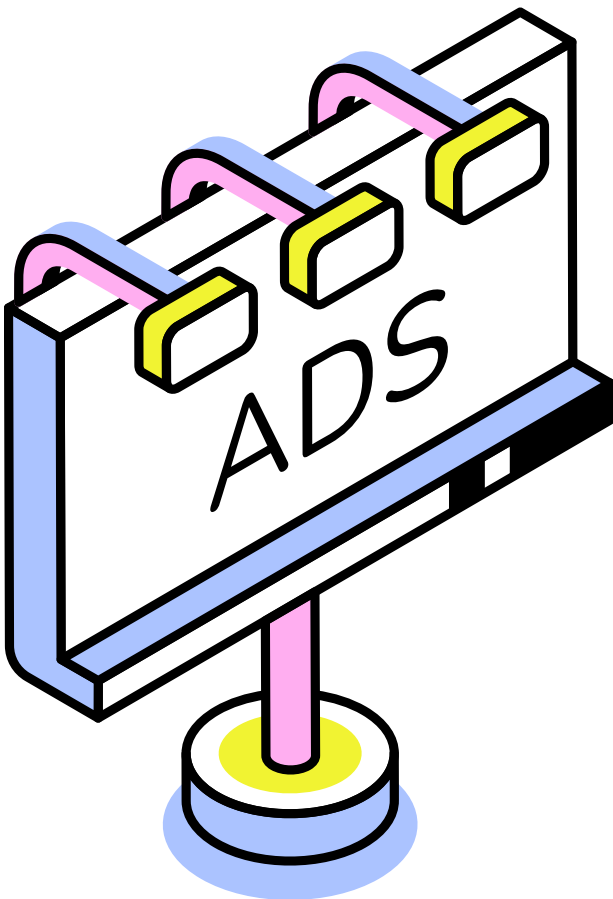
**Newest Updates:
Workbook Updated V2
Update Teachings (AI, Video and Ads)**



Executed and Coming

**Small Business Week AI Panel
65 Registrations - 43 Attendees**

**Meta Ads Class August 2026
Social Media Rescue October 2026**



SOCIAL MEDIA

SOCIAL MEDIA ORGANIC

EDC

Impressions



47.8K ↑

42.59K ↑

Facebook

4,341 ↑

LinkedIn

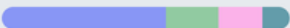
774 ↑

Instagram

86 ↑

X

Followers



2,399 ↑

1,370 ↑

Facebook

435 ↑

LinkedIn

366 ↑

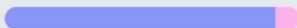
Instagram

228

X

Discover Wylie

Followers



26.28K ↑

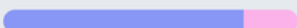
24.14K ↑

Facebook

2,139 ↑

Instagram

Impressions



265.63K ↑

216.7K ↑

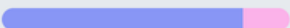
Facebook

48.93K ↑

Instagram

Historic Downtown Wylie

Followers



3,516 ↑

2,949 ↑

Facebook

567 ↑

Instagram

Impressions



95.73K ↑

88.58K ↑

Facebook

7,148 ↑

Instagram

SOCIAL MEDIA

SOCIAL MEDIA ADS

Small Business Week - All Events Pedal Car Promotion Historic Downtown Promotion Ai Panel Downtown Swift Event Bluegrass Promotion

☐	☒	Last Chance	● Completed	—	42	\$0.59	U...	\$24.98
					Landing Page Views	Per Landing Page ...		
☐	☒	Pedal Car Boosty Boost	● Completed	—	2,159	\$0.02	U...	\$44.26
					ThruPlays	Cost per ThruPlay		
☐	☒	AI Panel - Traffic	● Completed	—	254	\$0.43	U...	\$109.53
					Landing Page Views	Per Landing Page ...		
☐	☒	SBW Flyer	● Completed	—	3,219	\$0.04	U...	\$127.63
					Post engagements	Per Post Engage...		
☐	☒	HDW Engage	● Active	1	1,035	\$0.24	U...	\$249.94
					Follows or likes	Per Follow or like		
☐	☐	AI Panel	● Off	—	2,316	\$0.03	U...	\$72.58
					Post engagements	Per Post Engage...		
☐	☒	swift event	● Completed	—	389	\$0.23	U...	\$90.51
					Landing Page Views	Per Landing Page ...		
☐	☒	Bluegrass Push	● Completed	—	29,397	\$0.003	U...	\$99.92
					2-Second Continuo...	Per 2-Second Conti...		

2026 June

Board Meeting – 17th

Day	Time	Meeting/Event
2	8:30-9:30 am	WDMA Meeting
4	8:30-4:00 pm	6th Annual East Collin County Women's Conference – rh, mb, vs
10	12:00 pm	Strategic Planning Committee
12	12:00 pm	Budget, Finance, and Audit Committee Meeting
13	10 – 3:00 pm	Wylie 6th Annual Juneteenth Celebration – Olde City Park
17	7:30 am	WEDC- Board Meeting
17-19		TEDC Mid-Year Conference – Plano, TX – jg, rh, cs
18	5:01-7:00 pm	5:01 PM Professional Mixer – The Brass Tap – Sachse
19	CLOSED	Juneteenth Holiday – Office Closed
23	6:00 pm	City Council - Board and Commission Reception/New Member Swear-in
25	11:30 am	Jericho Village Ribbon Cutting
27	6:30 pm	The Great Catsby- In-Sync Exotics Gala- McKinney Cotton Mill

2026 July

Board Meeting – 15th

Day	Time	Meeting/Event
3	CLOSED	4 th of July Independence Day Holiday- Office Closed
7	8:30-9:30 am	WDMA Meeting
8	9:00-1:00 pm	ICAN Presentation and Tours
14	6:00 pm	City Council/WEDC Budget Work Session
15	7:30 am	WEDC- Board Meeting
16	5:01-7:00 pm	5:01 PM Professional Mixer – Coco Shrimp - Wylie
18	10:00 am	Little Entrepreneur Expo– Proven Suites/Wylie
21		IAMC Local – Atlanta, GA
28	8:30 am	Wylie Area Chamber 50 th Anniversary Breakfast
28	6:00 pm	City Council/ Final Budget Work Session with Council

*RSVP Needed

2026 August

Board Meeting – 19th

Day	Time	Meeting/Event
4	8:30-9:30 am	WDMA Meeting
6-7		TWC Texas Conference for Employers In Person & Virtual – Waco, TX - cs
11-14		TEDC Basic EDC Course – Southlake, TX - vs
16-18		SEDC Annual Conference Bonita Springs, FL
11	6:00 pm	City Council
19	7:30 am	WEDC- Board Meeting
21	5:00-7:00 pm	Leadership Wylie Alumni Reception – Landon Winery
25	11:00 am	Wylie Chamber of Commerce- Monthly Luncheon: Non-Profit Spotlight
25	6:00 pm	City Council
28	5:01-7:00 pm	5:01 PM Professional Mixer – TBD

*RSVP Needed

Around the Corner...

- Retail Live – Austin – Sept 2
- CSEF Conference – Sept 8-10
- Wylie Championship Rodeo – Sept 11-12
- TEDC Sales Tax Training – Sept 18
- National MFG Day – October 2
- Wylie ISD Fall Break – October 12-16
- Hope Under the Stars – October 24

*RSVP Needed

*RSVP Needed