

Wylie Economic Development Corporation

Board Regular Meeting

February 18, 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 January 21, 2026 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the January 2026 WEDC Treasurer's Report.
- C. Consider and act upon a Performance Agreement between the WEDC and Savage Precision Fabrication, Inc.
- D. Consider and act upon a Performance Agreement between the WEDC and G01 Enterprises, Inc.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding Lot 3/FM 544 Gateway Addition parking.

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/Alanis, 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: 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-8i, 2025-10c, 2025-10f, 2025-11g, 2026-1b, 2026-1c, 2026-2a, and 2026-2b.

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 February 11, 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 Regular Meeting

January 21, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Blake Brininstool called the meeting to order at 7:34 a.m. Board Members present were Vice President Harold Smith, Melisa Whitehead, and Alan Dayton. Demond Dawkins arrived at 7:35 a.m. prior to the invocation.

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

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the December 17, 2025, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of December 2025 WEDC Treasurer's Report.**

Board Action

A motion was made by Demond Dawkins, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

President Brininstool moved to the Discussion Items.

DISCUSSION ITEMS

- DS1. Discussion regarding architectural services at Hwy 78 & Brown.**

Discussion

Staff opened the discussion regarding Cooper Plaza and the possibility of connecting the mixed-use development to Downtown Wylie. Staff shared a draft Request for Qualifications/Proposal for

architectural concept design services. The scope of services would include concept site plan options for an office or coworking building totaling 20,000 to 25,000 square feet of leasable space on lot six, with one- and two-building configurations and interconnectivity to lots two through five and lot seven. Staff discussed options for the site's marketing plan. Staff discussed the need for guidance regarding order of operations. The Board expressed interest in moving forward with an RFQ/RFP for architectural services for Cooper Plaza.

DS2. Discussion regarding pond maintenance services at Hwy 78 & Brown.

Discussion

Staff opened the discussion with information regarding the routine maintenance, sport fish stocking, and fountain options for the detention pond at Hwy 78 & Brown. Mayor Porter noted that, due to ongoing nearby construction, fish stocking may need to be put on hold until construction is complete. Staff discussed using fish for targeted mosquito and algae control; if algae are not controlled, the pond would require dredging sooner, which could be costly. Staff and Board shared concerns about a fountain and expressed no interest in adding one at this time. The Board suggested having an on-call option for the pond maintenance in the event of emergencies. Staff advised that they are waiting for final feedback from the maintenance company regarding emergency visits.

DS3. Discussion regarding ICSC Events.

Discussion

Staff opened the discussion regarding ICSC Las Vegas in May 2026. Staff noted that hotel rooms are booked, and flights must be purchased as soon as possible. The Board discussed which members would attend, with Vice President Smith and Melisa Whitehead committed to attend in 2026.

DS4. Discussion and updates from WEDC Committees.

Discussion

Staff opened the discussion by sharing that the Strategic Planning Committee Meeting has met, and a Budget, Finance, and Audit Committee Meeting is scheduled for later this month. Staff discussed the Strategic Planning Committee's review of the 2026 Goals and Objectives, which include Downtown/Hwy78 Revitalization and Expansion, Longer-Term Downtown Revitalization and Expansion, FM 544 Developments, Hwy 78 Developments, and Business, Retention, Workforce & Entrepreneurship Support. President Brininstool noted the Strategic Planning Committee's goal of prioritizing what can be accomplished within the next 12 months and prioritizing it accordingly. Staff discussed the Additional Initiatives Identified, noting that they are necessary to accomplish many of the stated goals. Board Member Dawkins asked City Manager Parker to share concerns related to the City as they may relate to WEDC Goals and Objectives. City Manager Parker discussed a variety of initiatives, including the desire to see the top five goals accomplished, to ensure that the City of Wylie is seen as developer-friendly, to bring business to Wylie, and to hold a joint discussion between the City Council and WEDC Board regarding the city's goals. Staff discussed the investments made in engineering and infrastructure that will enable projects to come to fruition, driving revenue growth and increased taxable value.

DS5. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Discussion

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming

Events, and WEDC Activities/Programs. Staff noted that the Atmos Gas Main Extension construction will begin on January 26, 2026. Regarding BRE, staff shared that more companies are reaching out for training and workforce development needs. Staff discussed upcoming WEDC Board Meeting dates and potential conflicts to gauge interest in rescheduling any meetings. The Board agreed to reschedule the March WEDC Board Meeting to March 11th and the May meeting to May 13th. Staff noted a 1.62% increase in sales tax revenues for January and a 3.14% increase so far this year.

EXECUTIVE SESSION

Recessed into Closed Session at 8:27 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, 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. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:50 a.m. and moved to consider Regular Agenda Item 1.

REGULAR AGENDA

1. Consider and act upon lease of WEDC office space.

Discussion

Staff reminded the Board that the WEDC has leased office space at 250 S. Highway 78 since 2010. Staff stated that the lease renewal is up on January 31, 2026, and shared a copy of the proposed three-year lease.

Board Action

A motion was made by Demond Dawkins, seconded by Alan Dayton, to authorize a 36-month Commercial Lease between the WEDC and Wylie Industrial Court, Ltd. For the lease of office space at 250 S. Highway 78, Wylie, Texas. A vote was taken, and the motion passed 5-0.

The Board took the following actions as a result of Executive Session:

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to authorize the WEDC to enter into a Performance Agreement with Project 2025-8i in an amount not to exceed \$25,000. A vote was taken, and the motion passed 5-0.

Board Action

A motion was made by Alan Dayton, seconded by Demond Dawkins, to authorize the WEDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$200,000. A vote was taken, and the motion passed 5-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:53 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director

AGENDA REPORT

Meeting Date: February 18, 2026

Item Number: B

Prepared By: Jason Greiner

Subject

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

Recommendation

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

Presented for the Board's review and approval is the January 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, and Performance Agreement Summary.

REVENUES:

Sales Tax Revenue earned in November and allocated in January was \$388,798.25, an increase of 1.62% over the same period in 2025.

EXPENSES:

Special Services - Infrastructure

\$13,500.00 Canary Construction, Inc. – Hwy 78/Brown Vault Adjust

Engineering / Architectural

\$18,605.68 Kimley Horn & Associates – General Engineering, FM 544 Corridor Master Drain, FM 544 Corridor Master Plan, SH 78 Sidewalks, Regency Park Drainage

NOTE: January activity also included a budget amendment in the amount of \$2,228,180.39 to 111-5611-58110 Land-Purchase Price.

02/18/2026 Item B.

WYLIE ECONOMIC DEVELOPMENT
January Rev/Exp Report
Account Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	388,798.25	797,526.89	-4,591,907.11	85.20 %
Category: 400 - Taxes Total:		5,389,434.00	5,389,434.00	388,798.25	797,526.89	-4,591,907.11	85.20%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	14,347.83	89,566.25	79,566.25	895.66 %
Category: 460 - Interest Income Total:		10,000.00	10,000.00	14,347.83	89,566.25	79,566.25	795.66%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	400.00	7,600.00	-15,200.00	66.67 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	104,246.04	-2,794,066.96	96.40 %
Category: 480 - Miscellaneous Income Total:		2,921,113.00	2,921,113.00	400.00	111,846.04	-2,809,266.96	96.17%
Revenue Total:		8,320,547.00	8,320,547.00	403,546.08	998,939.18	-7,321,607.82	87.99%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	39,332.06	153,507.23	395,536.80	72.04 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,287.99	24,901.34	64,544.36	72.16 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	6,828.42	21,207.23	69,620.22	76.65 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	84.78	339.12	1,692.34	83.31 %
111-5611-51440	FICA	34,232.30	34,232.30	2,336.57	9,325.36	24,906.94	72.76 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	546.44	2,180.96	5,824.98	72.76 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	32.80	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	237.71	237.71	464.29	66.14 %
Category: 510 - Personnel Services Total:		777,930.90	777,930.90	55,686.77	215,182.47	562,748.43	72.34%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	105.03	925.20	4,074.80	81.50 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	193.48	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	268.00	813.95	2,186.05	72.87 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	566.51	1,932.63	6,367.37	76.72%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	112,500.00	1,397,500.00	92.55 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	252.50	725.00	86,545.00	99.17 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	0.00	3,255.40	217,744.60	98.53 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	13,500.00	259,037.13	2,940,962.87	91.91 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	12,903.78	36,179.68	239,945.32	86.90 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	6,585.75	23,081.87	51,368.13	69.00 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	411.51	1,421.31	6,478.69	82.01 %
111-5611-56180	RENTAL	50,000.00	50,000.00	2,250.00	9,000.00	41,000.00	82.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	3,535.38	17,918.16	77,581.84	81.24 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	8,234.18	44,843.49	46,209.51	50.75 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,161.16	4,638.84	68.22 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	7,609.44	10,093.28	42,906.72	80.96 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	18,605.68	121,021.12	839,278.88	87.40 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	227.64	482.74	1,917.26	79.89 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,635,798.00	74,115.86	641,720.34	5,994,077.66	90.33%

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02/18/2026 Item B.

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	818,019.85	818,019.85	67,958.72	270,279.23	547,740.62	66.96 %
111-5611-57415 INTEREST EXPENSE	1,065,228.95	1,065,228.95	85,310.41	342,797.29	722,431.66	67.82 %
Category: 570 - Debt Service & Capital Replacement Total:	1,883,248.80	1,883,248.80	153,269.13	613,076.52	1,270,172.28	67.45%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	3,228,180.39	0.00	2,266,681.38	961,499.01	29.78 %
111-5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-2,266,681.38	2,266,681.38	0.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	3,228,180.39	0.00	0.00	3,228,180.39	100.00%
Expense Total:	10,315,427.70	12,543,608.09	283,638.27	1,471,911.96	11,071,696.13	88.27%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	119,907.81	-472,972.78	3,750,088.31	88.80%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	119,907.81	-472,972.78	3,750,088.31	88.80%

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02/18/2026 Item B.

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,389,434.00	5,389,434.00	388,798.25	797,526.89	-4,591,907.11	85.20%
460 - Interest Income	10,000.00	10,000.00	14,347.83	89,566.25	79,566.25	795.66%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	400.00	111,846.04	-2,809,266.96	96.17%
Revenue Total:	8,320,547.00	8,320,547.00	403,546.08	998,939.18	-7,321,607.82	87.99%
Expense						
510 - Personnel Services	777,930.90	777,930.90	55,686.77	215,182.47	562,748.43	72.34%
520 - Supplies	8,300.00	8,300.00	566.51	1,932.63	6,367.37	76.72%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	6,635,798.00	6,635,798.00	74,115.86	641,720.34	5,994,077.66	90.33%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	613,076.52	1,270,172.28	67.45%
580 - Capital Outlay	1,000,000.00	3,228,180.39	0.00	0.00	3,228,180.39	100.00%
Expense Total:	10,315,427.70	12,543,608.09	283,638.27	1,471,911.96	11,071,696.13	88.27%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	119,907.81	-472,972.78	3,750,088.31	88.80%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	119,907.81	-472,972.78	3,750,088.31	88.80%

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02/18/2026 Item B.

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CO P	-1,994,880.70	-4,223,061.09	119,907.81	-472,972.78	3,750,088.31
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	119,907.81	-472,972.78	3,750,088.31

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

Assets

Cash and cash equivalents	\$ 8,870,100.49	
Receivables	\$ 996,500.00	Note 1
Inventories	\$ 18,235,686.52	
Prepaid Items	\$ -	
	<hr/>	
Total Assets	\$ 28,102,287.01	

Deferred Outflows of Resources

Pensions	\$ 112,459.55	
	<hr/>	
Total deferred outflows of resources	\$ 112,459.55	

Liabilities

Accounts Payable and other current liabilities	\$ 586,927.98	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 630,306.61	Note 3
Due in more than one year	\$ 20,509,496.55	
	<hr/>	
Total Liabilities	\$ 21,727,931.14	

Deferred Inflows of Resources

Pensions	\$ (25,054.41)	
	<hr/>	
Total deferred inflows of resources	\$ (25,054.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 6,461,761.01	
	<hr/>	
Total Net Position	\$ 6,461,761.01	

Note 1: Includes incentives in the form of forgivable loans for \$34,000 (Glen Echo), \$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 01/31/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	8,868,100.49
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	200,000.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	796,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	18,235,686.52
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	630,000.00
	Total Assets:	28,732,287.01
		<u>28,732,287.01</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,982.68
111-2000-20117	TMRS PAYABLE	9,041.23
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	202.35
111-2000-20136	HSA PAYABLE	772.92
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	630,000.00
111-2000-20610	RETAINAGE PAYABLE	579,844.70
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00

As Of 01/31/2026

Balance Sheet

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,218,127.98
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		998,939.18
Total Expense		1,471,911.96
Revenues Over/Under Expenses		-472,972.78
	Total Equity and Current Surplus (Deficit):	27,514,159.03
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>28,732,287.01</u>

02/18/2026 Item B.

As Of 01/31/2026

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00
	Total Assets:	87,405.14
		<u>87,405.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94
922-2000-28205	WEDC LOANS/CURRENT	553,156.85
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
922-2000-29150	NET PENSION LIABILITY	220,716.17
922-2000-29151	SDBF LIABILITY	7,871.00
	Total Liability:	21,139,803.16
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		0.00
Total Expense		-270,279.23
Revenues Over/Under Expenses		270,279.23
	Total Equity and Current Surplus (Deficit):	-21,052,398.02
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>87,405.14</u>

2/13/2026 1:29:09 PM

Page 3 of 3

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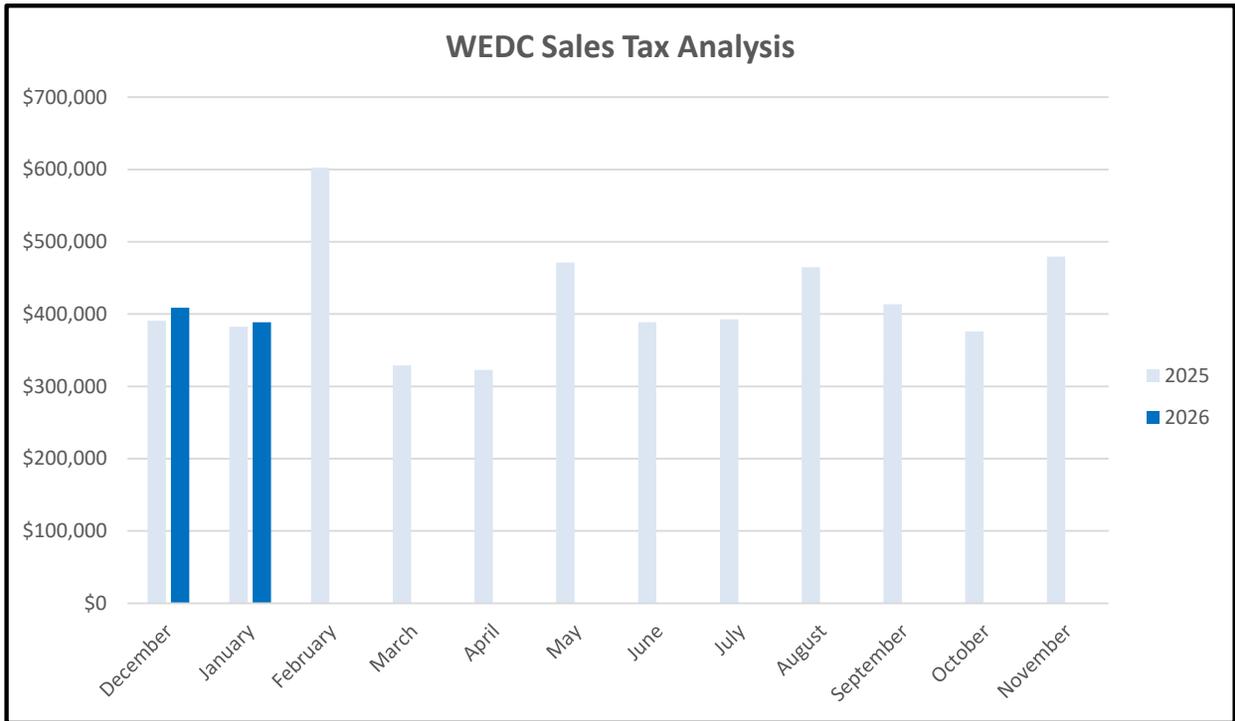
Wylie Economic Development Corporation

SALES TAX REPORT

January 31, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ -		
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ -		
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ -		
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ -		
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ -		
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ -		
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
SEPTEMBER	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ -		
OCTOBER	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ -		
NOVEMBER	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ -		
Sub-Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 797,526.89	\$ 24,312.31	3.14%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 797,526.89	\$ 24,312.31	3.14%



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

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

January 31, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	A
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	C
	\$ 735,000.00	\$ 30,000.00	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ 105,000.00	\$ 735,000.00	
								<i>Deferred Outflow</i>	<i>\$ 630,000.00</i>		

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. Forgivable 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 Board

AGENDA REPORT

Meeting Date: February 18, 2026 Item Number: C
Prepared By: Jason Greiner

Subject

Consider and act upon a Performance Agreement between the WEDC and Savage Precision Fabrication, Inc.

Recommendation

Motion to approve a Performance Agreement between the WEDC and Savage Precision Fabrication, Inc.

Discussion

On January 13, 2026, City Council authorized the WEDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$200,000. As the Board will recall, the WEDC Board approved entering into a Performance Agreement with Project 2025-4d in an amount not to exceed \$200,000 on January 21, 2026. For clarity, Staff is simply bringing this item back to the Consent Agenda with the inclusion of the entity name, as both former approvals were tied only to 'Project 2025-4d'.

From our previous discussions, Savage Precision Fabrication, Inc. requested assistance from the WEDC specifically related to the construction of a new 10,000-square-foot addition to the existing Savage Precision Fabrication building, located at 1415 Martinez Lane in Wylie, Texas. Savage Precision Fabrications, Inc. plans to invest over \$4M in the project and add ten new FTEs. The following Agreement outlines a \$200,000 incentive, payable over a two-year period.

The Performance Measures and Incentive Payments are identified as follows:

Incentive No. 1 \$100,000

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

Incentive No. 2 \$100,000

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

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

Economic Impact Analysis (EIA): The estimated valuation for this project is approximately \$4M. With the WEDC's Incentive of \$200,000, this project will generate an estimated \$337,163 in overall tax revenue for the City of Wylie over the next 10 years. For every \$1 that the WEDC invests, this developer is investing \$1.68 in our community.

Additional estimates of tax revenue generated include \$58,752 for Collin County, \$439,269 for WISD, and \$30,494 for Collin College over the next 10 years. So, for every \$1 that the WEDC invests, this developer is investing \$4.32 in our community.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: February 18, 2026 Item Number: D
Prepared By: Jason Greiner

Subject

Consider and act upon a Performance Agreement between the WEDC and G01 Enterprises, Inc.

Recommendation

Motion to approve a Performance Agreement between the WEDC and G01 Enterprises, Inc.

Discussion

On January 13, 2026, City Council authorized the WEDC to enter into a Performance Agreement with Project 2025-8i in an amount not to exceed \$25,000. As the Board will recall, the WEDC approved to enter a Performance Agreement with Project 2025-8i in an amount not to exceed \$25,000 on January 31, 2026. For clarity, Staff is simply bringing this item back to the Consent Agenda with the inclusion of the entity name, as both former approvals were tied only to 'Project 2025-8i'.

From our previous discussions, G01 Enterprises Inc., DBA Mann Made Industries, requested assistance from the WEDC specifically related to additional equipment. G01 Enterprises, Inc. plans to invest over \$100,000 in the project and maintain 5 FTEs. The following Agreement outlines a \$25,000 cash incentive.

The Performance Measures and Incentive Payment are identified as follows:

Incentive No. 1 Up to \$25,000

- Proof of CO (or letter from CBO) by August 18, 2026,
➤ Proof of capital investment,
➤ Proof of employment for all Full-Time employees, and
➤ Company is current on all ad valorem taxes and other property taxes.

Should G01 Enterprises, Inc. fail to meet the Performance Measures for Incentive No. 1, the entire Performance Agreement is voided in advance. Further, no partial incentive payments will be provided.

Economic Impact Analysis (EIA): With the WEDC's Retention Effort, this project will generate an estimated \$200,607 in overall tax revenue for the City of Wylie over the next 10 years.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: 2-18-26

Item Number: 1

Prepared By: Jason Greiner

Subject
Consider and act upon issues surrounding Lot 3/FM 544 Gateway Addition parking.

Recommendation
Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$52,000 and further authorize the Executive Director to execute any and all necessary documents.

Discussion
As the Board is aware, the WEDC has been working with Kimley-Horn on engineering solutions at key locations within the City of Wylie. As such, Kimley-Horn has issued an Individual Project Order (IPO) to provide professional civil engineering services and civil construction plans for additional parking located on Lot 3 of the FM 544 Gateway Addition.
IPO #20 – Lot 3 Parking Lot/FM 544 Gateway Addition
WEDC would like to provide parking for Lot 3 and street parking along John Yeager Way, located within the FM 544 Gateway Addition. Drainage improvements will be required to convey the stormwater to proposed collection points that will connect to an existing storm system. Detention will not be required due to regional detention provided on Lot 4 of the FM 544 Gateway Addition. Topographic survey data and an offsite easement will be required as a part of this project. No water or sanitary sewer improvements are proposed. A geotechnical report will not be obtained as part of this project. Pavement sections used will be per City of Wylie standards. Landscape, lighting, and irrigation design are not included in this scope of work. All disturbed areas will be noted for revegetation.
The tasks outlined below are the professional services to be provided by Kimley-Horn. The Scope of Services described for Lump Sum (LS) tasks will be completed for the lump sum fee indicated; HR indicates the projected hourly fee type.
1. Topographic Survey - \$1,500 LS
2. Easement Document Preparation - \$500 EA
3. Construction Plans - \$15,000 LS
4. Meetings/Project Coordination - \$10,000 LS
5. Construction Phase Services - \$15,000 HR
6. Meetings & Project Coordination - \$10,000 HR
Upon approval, WEDC Staff will sign and return the documentation and expedite this process.



INDIVIDUAL PROJECT ORDER (IPO) #20

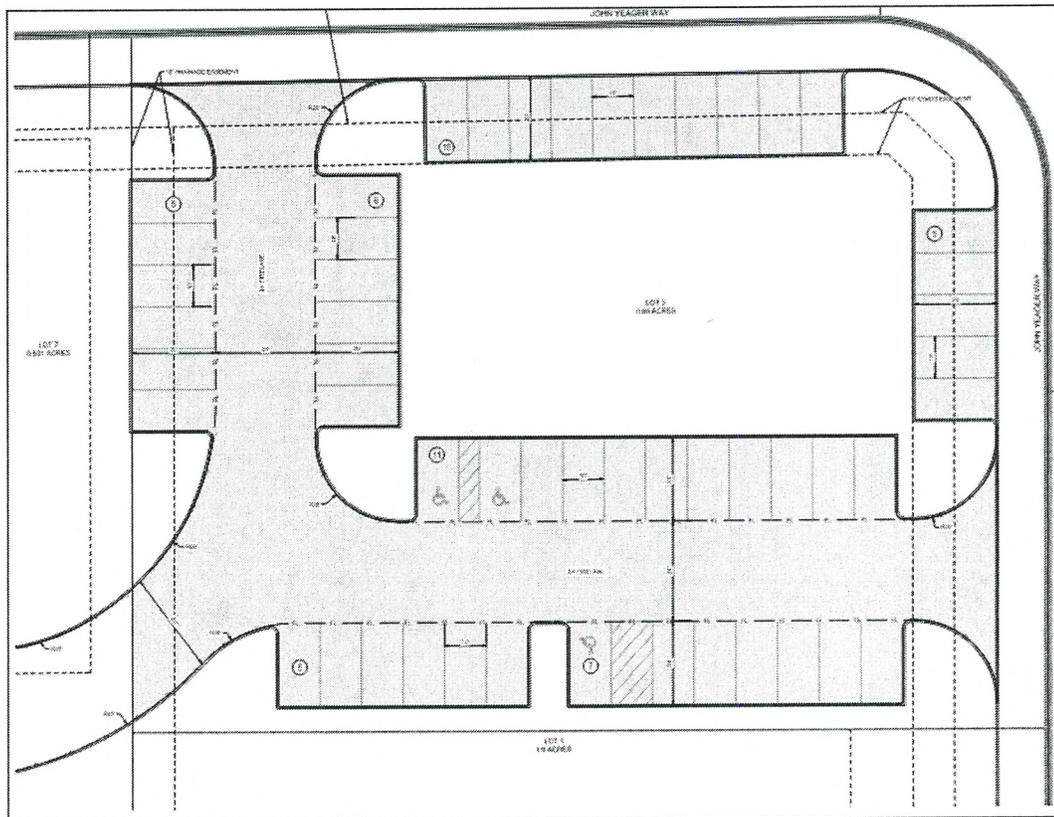
**LOT 3 PARKING LOT
FM 544 GATEWAY ADDITION**

DATE PREPARED: February 6, 2026

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the Wylie Economic Development Corporation (Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 4, 2022, which is incorporated herein by reference.

Identification of Project:

Kimley-Horn and Associates, Inc. ("Kimley-Horn", "KH" or "the Consultant") is pleased to submit this professional services agreement to the Wylie Economic Development Corporation ("WEDC" or "the Client") for providing professional civil engineering services to provide civil construction plans for additional parking located on Lot 3 of the FM 544 Gateway Addition in Wylie, Texas. See screenshot below for identification of the approximate project limits.





The WEDC would like to provide a parking lot and street parking on Lot 3 and along John Yeager Way located within the FM 544 Gateway Addition.

Drainage improvements will be required to convey the stormwater to proposed collection points that will connect to an existing storm system. Detention will not be required due to regional detention provided on Lot 4 of the FM 544 Gateway Addition.

Topographic survey data and an offsite easement will be required as a part of this project.

No water or sanitary sewer improvements are proposed.

A geotechnical report will not be obtained as a part of this project. Pavement sections used will be per City of Wylie standards.

Landscape, lighting, and irrigation design is not included in this scope of work. All disturbed area will be noted to be revegetated.

Scope of Services:

LS = Lump Sum Fee Type

HR = Projected Hourly Fee Type

Task 1 – Topographic Survey

\$1,500 LS

Kimley-Horn will perform, through a sub-consultant, topographic survey for the project. This task will include field locating above ground visible features and improvements such as: property corners, pavement, natural ground (based on a 50-foot nominal grid), inlets, manholes, flow lines, fire hydrants, water valves, utility markers, and utility poles.

The survey prepared under this task will be for engineering design only, no deliverable is to be provided with this task.

Task 2 – Easement Document Preparation

\$500 EA

Kimley-Horn, through a subconsultant, will prepare easement dedication documents by separate instrument, as required for the proposed offsite improvements. The City will provide standard front-end language to be used with each easement document. Coordination for the execution of these documents is not included in this scope of work. One offsite easement document is anticipated (offsite improvements for Lot 7) to be required and budgeted for in this agreement.



Task 3 – Construction Plans

\$15,000 LS

Kimley-Horn will prepare civil engineering plans for the project consisting of the following sheets:

- A. Cover Sheet
- B. General Notes
- C. Paving & Dimension Control Plan
- D. Grading Plan
- E. Storm Sewer Plan
- F. Erosion Control Plan
- G. Detail Sheets

Kimley-Horn will prepare one opinion of probable construction cost for on-site civil improvements with this task. Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost.

Task 4 – Bidding Phase Services

\$10,000 LS

Kimley-Horn will provide bidding phase services for this project. The budgeted fees are based upon approximately 33 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates. Kimley-Horn will provide the following professional services under this task as required:

- Prepare the Contract and Specification manual.
- Prepare the Advertisement for Bidders.
- Upload all plans and contract documents to Civcast (or similar website) for access to potential bidders. Contract documents shall be uploaded as PDF files.
- Attend the pre-bid meeting.
- Provide clarifications related to documents during the solicitation period as requested by the Client and review responses with Client as needed.
- Issue Client approved addenda of Construction Plans and Technical Specifications after the pre-bid meeting to clarify design intent, if required.
- Attend the bid-opening meeting and issue one set of Conformance Documents for construction.
- Prepare the bid tabulation.
- Review and evaluate the qualifications of the apparent successful bidder.
- Prepare a written summary of the tabulation and evaluation for award recommendation.



Task 5 – Construction Phase Services

\$15,000 HR

Kimley-Horn will provide limited construction phase services for the project as directed by the Wylie EDC. The scope of services listed below will be provided as part of the construction phase services.

Request for Information (RFI): Kimley-Horn will respond to Contractor requests for information and issue clarifications and interpretations of the Contract Documents to City within this fee. Any authorization of variations from the Contract Documents will be made by City. Additional RFI requests will be considered additional services.

Submittals and Shop Drawing Review: Kimley-Horn will review material submittals and material cut sheets Shop Drawings, Samples, and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents.

Change Orders: Kimley-Horn may recommend Change Orders to City and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

Substitutes and "or-equal": Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.

Disagreements between City and Contractor: Kimley-Horn will, if requested by City, render written decision on claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Kimley-Horn shall be fair and not show partiality to City or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.

Applications for Payment: Based on its observations and on review of applications for payment and accompanying supporting documentation, Kimley-Horn will determine the amounts that Kimley-Horn recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Kimley-Horn's representation to City, based on such observations and review, that, to the best of Kimley-Horn's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation.

By recommending any payment, Kimley-Horn shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Kimley-Horn in this Agreement. It will also not impose responsibility on Kimley-Horn to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to City free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between City and Contractor that might affect the amount that should be paid.

Kimley»Horn

Limitation of Responsibilities: Kimley-Horn shall not be responsible for the acts or omissions of any Contractor, or of any of its subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Kimley-Horn shall not have the authority or responsibility to stop the work of any Contractor. Kimley-Horn is not responsible for any duties assigned to the design professional in any construction contract that are not expressly provided for in this Agreement.

Construction Meetings: Kimley-Horn will prepare for and attend meetings, conference calls, site visits, and/or coordination efforts as requested by the City and General Contractor during the construction phase of the project, to the amount budgeted for in this Agreement. This task includes presentations and coordination meetings, as well as meetings on and offsite with City staff and critical stakeholders during the Construction phase. Construction meetings will be scheduled and managed by the general contractor.

Site Visits: Kimley-Horn will visit the site to observe construction of improvements designed by Kimley-Horn. Visits will be periodic, and observations will not be exhaustive or extend to every aspect of Contractor's work in progress. Kimley-Horn shall not, during such visits or as a result of such observations supervise, direct, control, influence, or have responsibility over Contractor's work. Kimley-Horn neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents or permits. Kimley-Horn will produce Field Reports of observations for distribution to City for project record.

Record Drawings: The Contractor will provide redlined set of the site civil drawings to KH showing all changes made to the approved design during construction. KH will review the redlined drawings provided and will prepare Record Drawings. The Record Drawings will show only those changes exported by the Contractor to KH and considered to be significant, and will contain a note to this effect. Record Drawings are not "As Built" drawings and no independent verification will be done by KH. KH will submit the Record Drawings to the local jurisdiction and provide the files to the Client in PDF format.

The extent of the effort required for this task is unknown and fees for this task will be billed hourly. The budget for this task includes up to 50 hours of Kimley-Horn effort. Additional meetings or effort beyond this amount will be considered additional service.

Task 6 – Meetings & Project Coordination

\$10,000 HR

KH will prepare for and attend meetings with the WEDC staff and provide general project coordination.

We have budgeted up to 33 hours of effort for this task.

Additional Services: Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the WEDC.

Schedule: Project to begin upon receipt of signed IPO #20. We will provide our services as expeditiously as practicable.



Terms of compensation: Kimley-Horn will perform the tasks identified in the Scope of Services for the fee type shown as follows:

LS = Lump Sum Fee Type
HR = Projected Hourly Fee Type

Task 1 – Topographic Survey	\$1,500 LS
Task 2 – Easement Document Preparation	\$500 EA
Task 3 – Construction Plans	\$15,000 LS
Task 4 – Bidding Phase Services	\$10,000 LS
Task 5 – Construction Phase Services	\$15,000 HR
Task 6 – Meetings & Project Coordination	\$10,000 HR
Projected Total	\$52,000

Compensation for Services and Method of Payment shall be as referenced in the Master Agreement.

Kimley-Horn reserves the right to reallocate amounts among tasks as necessary.

Invoices will be submitted with Lump Sum Tasks shown as a percentage of work completed and project Hourly Tasks shown as effort expended.

ACCEPTED:

WYLIE ECONOMIC DEVELOPMENT
CORPORATION

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: Ata Wilks

TITLE: _____

TITLE: ASSOCIATE

DATE: _____

DATE: 2/5/26



AGENDA REPORT

Meeting Date: February 18, 2026

Item Number: DS1

Prepared 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.
- Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
- Committee for New Business Attraction and Recruitment (Blake Brininstool, Alan Dayton)

Current Special Committees of the WEDC:

- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
 - Members of the Strategic Planning Committee met on 1-14-26 to review/discuss the organization's Goals and Objectives.
 - Next meeting is scheduled on 2-20-26.
- Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)



STAFF REPORT

Date: February 18, 2026 Item Number: DS2
Prepared By: Jason Greiner

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

Recommendation
N/A

Discussion
WEDC Property Update:
Recently Sold or Pending Real Estate Agreements
• 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Anticipated completion date: Spring 2026
• 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
• 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
• 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey); This property was acquired on 12-17-25.
Listing Agreement – Segovia Partners (SP)
• The one remaining pad site is under contract. Upon closing, Staff will cancel the listing agreement.
• SP has continued to market developable properties and has engaged with potential users/developers.
• Staff will provide project updates as needed in Executive Session.
Engineering Report:
Design & Engineering - 544 Gateway Addition – Kimley Horn (KH).
• Tiseo is finalizing John Yeager Way paving and cleaning up the site for final inspections.
• Projected Completion Date: 2-28-26
• KH to prepare record drawings and as-builts upon completion.
• KH sent updated Lot 3 parking lot concept plan to WEDC for review.
• KH sent IPO for construction plans for parking lot. Board review 2-18-26.
FM 544 Corridor Master Plans
• KH provided the Phase 1 concept plan to the WEDC for review.
• KH to update concept plans and create OPCC based on updated pond locations and phasing options.
Design & Engineering - Cooper Plaza - State Hwy 78 & Brown
• Staff have executed the agreement and continued discussions and coordination with the pond maintenance contractor.
• Record drawings have been completed.

- As-built information for the detention pond outlet structure was confirmed to meet general conformance with the construction plans. WEDC requested an as-built topo survey for the exposed soil internal to the retention pond to confirm elevations.
- Lot 7 information was provided to City of Wylie for TML insurance purposes.
- The NTMWD vault adjustment coordination project has been completed; pending installation of necessary ground cover.
- Continual work through final punch-list items.

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

- KH reviewed the Hooper TIA and the Site Plan/Preliminary Engineering plans and provided comments to the City of Wylie on 12/22/2025.
- KH provided input on the Hooper Road section on 1/27/2026.
- KH, LJA, TexStone, and Staff attended the TxDOT meeting outlining the next steps.
- KH reviewing and providing input on the drainage analysis from LJA.
- KH to perform downstream assessment once the design of the final stormwater improvements are finalized.

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

- Project on hold, but work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Once the drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. An architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

Atmos Gas Main Extension- N Hwy 78

- Construction has begun on the project, with anticipated completion by 4-17-26.

SH 78 Sidewalks

- KH submitted preliminary construction plans to City for review on 12/23/2025.
- Follow up status of review with the City of Wylie on 2/2/2026.
- KH coordinating with North Texas Surveying for easement exhibits.

Downtown Parking / Jackson Ave Parking and Striping

- KH to revise parking layout and extents based on recent discussion with WEDC and send an updated exhibit to WEDC for review and approval.
- KH to begin preparing construction plans once the WEDC reviews and approves the exhibit.

Sanden Easement/ROW Coordination

- KH to prepare an IPO for widening from FM 544 to Hwy 78.

BRE & Workforce Updates:

- One BRE visit was conducted in January.
- Working with WSNCT to petition workforce board on behalf of local employer’s Incumbent Worker Training Fund submission for workforce training assistance.
- Supported grant development for Wylie ISD CTE summer grant to implement SETH project water operator certifications for graduating seniors.

- Participated in TEDC BRE Webinar.
- Identified one expansion project through BRE outreach.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The Services Agreement with Granicus/Simpleview has been executed for Discover Wylie website redesign services.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Christy Stewart has been promoted and is now our Economic Development Coordinator.
- The Office Manager position has been posted, with applications being accepted until mid-February.
- Staff attended the Chamber’s 5:01 Mixer (JG, CS)
- Staff participated in TEDC Webinar – BRE (JG, AW, CS)
- Staff attended Planning Session for Future Leadership Conference (JG, RH)
- Staff attended Leadership Wylie – Collin County (CS)
- Sales tax revenues for February are down 8.36% and down 1.89% for the year.

Upcoming Events:

- TEDC Winter Conference – February 25-27 – El Paso
- WISD Business Symposium – March 11
- 5 Loaves Galas – March 20 **RSVP Required*
- State of the City Luncheon – March 24 **RSVP Required*
- WEDC Annual Report to Council – March 24
- WISD Boots ‘N Barbecue – March 28 **RSVP Required*
- ICSC Las Vegas – May 18-20 – Las Vegas

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

2026 January Board Meeting – 21st

Day	Time	Meeting/Event
<u>1</u>	CLOSED	<u>New Year’s Day Holiday</u>
<u>6</u>	8:30 am	WDMA Meeting
<u>13</u>	6:00 pm	City Council
<u>14</u>	12:00 pm	WEDC Strategic Planning Committee Meeting – bb, hs
<u>15</u>		Leadership Wylie – Collin County – cs
<u>19</u>	CLOSED	<u>Martin Luther King Jr. Holiday</u>
<u>21</u>	7:30 am	WEDC Board Meeting
<u>22</u>	5:01-7:00 pm	5:01 PM Professional Mixer – Landon Winery
<u>27</u>	6:00 pm	City Council
<u>30</u>	12:00 pm	WEDC Budget, Finance, & Audit Committee Meeting – mw, dd

2026 February Board Meeting – 18th

Day	Time	Meeting/Event
<u>3</u>	8:30 am	WDMA Meeting
<u>3</u>		Leadership Wylie – SIMSOC – cs
<u>5</u>	11:30 am	Tri City Chamber Luncheon – Safe Communities, Strong Businesses
<u>10</u>	6:00 pm	City Council
12-13		<u>Broker/Developer Tour & Event: Hidden Lakes</u>
17		<u>Project U in Burleson – rh, aw, cs</u>
17-18		<u>ICSC Red River – San Antonio, TX – jg, mb</u>
<u>18</u>	7:30 am	WEDC Board Meeting
<u>24</u>	6:00 pm	City Council
24-26		<u>TEDC Winter Conference – El Paso, TX – jg, rh, mb</u>

2026 March Board Meeting – 11th

Day	Time	Meeting/Event
<u>3</u>	8:30 am	WDMA Meeting
<u>5</u>		Leadership Wylie – Regional Leadership with Allen & McKinney - cs
<u>10</u>	6:00 pm	City Council
<u>11</u>	7:30 am	WEDC Board Meeting
<u>11</u>	10:00 am	Wylie ISD Business Symposium – Collin College/Wylie
12		<u>Leadership Wylie – Legislative Trip to Austin – cs</u>
<u>20</u>	5:00 pm	5 Loaves Gala – Garland, TX
<u>24</u>	11:30 am	Chamber of Commerce: State of the City Luncheon
<u>24</u>	6:00 pm	City Council & WEDC Annual Report
<u>28</u>	5:30 pm	Boots ‘N Barbecue Gala – WISD Ed Foundation - Plano, TX

Around the Corner...

- *City Council - Small Business Week Proclamation & Reception – April 28*
- *Taste of Wylie – May 4*
- *ICSC Las Vegas – May 18-20*
- *Board & Commission Interviews – May 27-28*

*RSVP Required
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