

Wylie Economic Development Corporation

Board Regular Meeting

June 17, 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 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.

REGULAR AGENDA

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

DISCUSSION ITEMS

- DS1. Discussion and updates from WEDC Committees.
- DS2. Discuss issues surrounding the FY 2026-2027 WEDC Budget.
- DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

- (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

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

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

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

Sec. 551.087. 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, 2024-12c, 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 from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 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 Special Called Meeting

May 13, 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 7:31 a.m. Board Members present were Harold Smith and Melisa Whitehead.

Ex-Officio Member City Manager Brent Parker was Present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

Ex-Officio Member Mayor Matthew Porter entered the meeting at 7:32 a.m.

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 Minutes from April 15, 2026, Regular Meeting of the WEDC Board of Directors and Wylie City Council.**
- B. Consider and act upon approval of Minutes from April 22, 2026, Special Called Meeting of the WEDC Board of Directors.**
- C. Consider and act upon approval of the April 2026 WEDC Treasurer's Report.**

Board Action

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

Demond Dawkins entered the meeting at 7:34 a.m. during Executive Session.

EXECUTIVE SESSION

Recessed into Closed Session at 7:33 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

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

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for 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, 2026-2k, 2026-3b, 2026-3e, 2026-3g, 2026-4a, 2026-4b, 2026-4c, 2026-4f, 2026-4g, 2026-5a, 2026-5b and 2026-5c.

Mayor Porter left during Executive Session at 8:30 a.m.

President Brininstool left during Executive Session at 9:13 a.m.

City Manager Brent Parker left during Executive Session at 9:17 a.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Smith reconvened into Open Session at 9:25 a.m., and the Board took the following action:

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to authorize the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed \$2,500,000. A vote was taken, and the motion passed 3-0.

Vice President Smith then moved back to the Regular Agenda items.

REGULAR AGENDA

1. Consider and act upon issues surrounding Sanden Boulevard.

Discussion

Staff reminded the Board that WEDC has been working with Kimley-Horn to coordinate improvements to Sanden Blvd. Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the Sanden Boulevard Widening. Staff provided an overview of IPO #21, as outlined in the agenda report.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to award the contract to Kimley Horn & Associates, Inc. in the amount of \$871,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

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

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. Staff noted that three proposals were received and that additional information would be helpful for a like-for-like comparison. Staff requested more time to seek additional clarification on each proposal so the item can be brought back to the Board for consideration next month.

Board Action

No action taken by the Board at this time.

3. Consider and act upon a Professional Services Proposal between the WEDC and Pettit & Ayala Consulting.

Discussion

Staff discussed re-engaging Pettit & Ayala Consulting, formerly David Pettit Economic Development (DPED) for professional economic development services related to the creation of a Tax Increment Reinvestment Zone (TIRZ). Staff reviewed potential areas for future consideration, including Downtown and the South Ballard Overlay, and discussed how TIRZ funding could support redevelopment, infrastructure improvements, and economic development initiatives. Staff noted that the proposed service fee is a lump sum of \$40,000 per TIRZ created, and that the City Council would ultimately determine TIRZ boundaries as part of their future planning and budget discussions.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve a Professional Services Proposal between WEDC and Pettit & Ayala Consulting and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

4. Consider and act upon a naming proposal at the Collin College Wylie Campus Career Technical Education Building.

Discussion

Staff discussed WEDC's continued partnership and support of Career and Technical Education initiatives, including previous partnerships, such as the Small Business Center naming at the Smith Public Library. Staff reviewed WEDC's longstanding involvement in helping bring the Collin College campus to Wylie and discussed a proposed partnership opportunity for naming rights to a first-floor classroom within the new Collin College Wylie Campus CTE Building, with payments structured over a three-year period for a five-year term and renewal options.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to approve a naming proposal at the Collin College Wylie Campus Career Technical Education Building in the amount of \$30,000 and authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff provided Committee updates, reporting that the Business Retention and Expansion Subcommittee met to discuss partnership opportunities and coordination efforts to support the transition of responsibilities from BRE Director Angel Wygant to EDC Coordinator Christy Stewart. Staff also discussed the need for an additional Budget, Finance, and Audit Committee meeting prior to the June 17th Board Meeting to meet the FY 2026-2027 budget timeline requirements.

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

With the necessary timeline discussed in DS1, the Budget, Finance and Audit Committee agreed to a meeting on June 12th at 12 p.m. to review the budget prior to the June WEDC Board Meeting. Staff noted that a calendar invite will be sent to the Committee.

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 Agenda Report in the packet for updates on WEDC property activity, engineering projects, upcoming events, and WEDC programs and partnerships. Staff provided project updates on the sale of 544 Gateway/Lot 2 and pending additional real estate transactions, noting ongoing progress and anticipated closing timelines. Staff also discussed updates to the engineering reports, including the completion of the Atmos gas line on Hwy 78. Staff thanked those who attended the John Yeager Way Road Opening Ceremony and welcomed Valerie Scott to the WEDC team. Staff reported that sales tax revenues were up 1.50% in May. Staff also shared upcoming event reminders, including Angel Wygant's retirement celebration, Chamber events, Board and Commission interviews, the Women's Conference, and the In-Sync Gala.

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 9:54 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 17, 2026
Prepared By: Jason Greiner

Item Number: B

Subject

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

Recommendation

Motion to approve May 2026 WEDC Treasurer's Report.

Presented for the Board's review and approval is the May 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 March and allocated in May was \$478,508.93, an increase of 1.50% over the same period in 2025.

EXPENSES:

Advertising

\$16,875.00 Granicus LLC Simpleview CMS Agreement

Special Services-Infrastructure

\$113,428.95 Tiseo Paving Company FM 544 Gateway Project (Project 11F) Pay Application 19; Pay Application 20

Land Purchase

\$10,000.00 Titan Title Inspection Extension- Wylie Square One Real Estate Contract

06/17/2026 Item B.

WYLIE ECONOMIC DEVELOPMENT

May Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 05/31/2026

		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	478,508.93	2,517,194.27	-2,872,239.73	53.29 %
Category: 400 - Taxes Total:		5,389,434.00	5,389,434.00	478,508.93	2,517,194.27	-2,872,239.73	53.29%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	42,755.33	186,938.51	176,938.51	1,869.39 %
Category: 460 - Interest Income Total:		10,000.00	10,000.00	42,755.33	186,938.51	176,938.51	1,769.39%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	1,900.00	16,700.00	-6,100.00	26.75 %
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	1,900.00	499,474.10	-2,421,638.90	82.90%
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	523,164.26	12,803,606.88	-5,116,940.12	28.55%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	67,602.37	341,833.25	207,210.78	37.74 %
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	10,951.59	55,493.99	33,951.71	37.96 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	5,793.57	44,893.28	45,934.17	50.57 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	169.56	678.24	1,353.22	66.61 %
111-5611-51440	FICA	34,232.30	34,232.30	4,092.77	20,596.54	13,635.76	39.83 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	957.17	4,816.90	3,189.04	39.83 %
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	103.37	956.09	-254.09	-36.20 %
Category: 510 - Personnel Services Total:		777,930.90	777,930.90	89,670.40	472,751.81	305,179.09	39.23%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	454.09	2,381.82	2,618.18	52.36 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	782.95	2,467.89	532.11	17.74 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	1,237.04	5,043.19	3,256.81	39.24%
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	1,975.00	1,975.00	5,675.00	74.18 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	1,975.00	1,975.00	8,175.00	80.54%
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	9,685.00	170,135.00	62,135.00	26.75 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	5,161.64	14,393.82	206,606.18	93.49 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	120,253.95	911,033.42	2,288,966.58	71.53 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	28,035.55	193,866.41	82,258.59	29.79 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	3,651.47	36,313.50	38,136.50	51.22 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	579.62	3,464.13	4,435.87	56.15 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	25,000.00	25,000.00	50.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	2,124.34	54,359.39	41,140.61	43.08 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	1,851.48	74,934.86	16,118.14	17.70 %
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 %

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06/17/2026 Item B.

Budget Report

For Fiscal: 2025-2026 Period Ending: 05/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	7,165.00	213,176.85	747,123.15	77.80 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	1,208.38	1,191.62	49.65 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,780,798.00	182,508.05	1,880,714.44	4,900,083.56	72.26%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	818,019.85	88,553.60	581,968.20	236,051.65	28.86 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,065,228.95	136,643.17	788,040.12	277,188.83	26.02 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	1,883,248.80	225,196.77	1,370,008.32	513,240.48	27.25%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,683,180.39	10,000.00	2,336,681.38	10,346,499.01	81.58 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-2,266,681.38	2,266,681.38	0.00 %
Category: 580 - Capital Outlay Total:		1,000,000.00	12,683,180.39	10,000.00	70,000.00	12,613,180.39	99.45%
Expense Total:		10,315,427.70	22,143,608.09	510,587.26	3,800,492.76	18,343,115.33	82.84%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-4,223,061.09	12,577.00	9,003,114.12	13,226,175.21	313.19%
Report Surplus (Deficit):		-1,994,880.70	-4,223,061.09	12,577.00	9,003,114.12	13,226,175.21	313.19%

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06/17/2026 Item B.

Budget Report

For Fiscal: 2025-2026 Period Ending: 05/31/2026

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	478,508.93	2,517,194.27	-2,872,239.73	53.29%
460 - Interest Income	10,000.00	10,000.00	42,755.33	186,938.51	176,938.51	1,769.39%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	1,900.00	499,474.10	-2,421,638.90	82.90%
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	523,164.26	12,803,606.88	-5,116,940.12	28.55%
Expense						
510 - Personnel Services	777,930.90	777,930.90	89,670.40	472,751.81	305,179.09	39.23%
520 - Supplies	8,300.00	8,300.00	1,237.04	5,043.19	3,256.81	39.24%
540 - Materials for Maintenance	10,150.00	10,150.00	1,975.00	1,975.00	8,175.00	80.54%
560 - Contractual Services	6,635,798.00	6,780,798.00	182,508.05	1,880,714.44	4,900,083.56	72.26%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	225,196.77	1,370,008.32	513,240.48	27.25%
580 - Capital Outlay	1,000,000.00	12,683,180.39	10,000.00	70,000.00	12,613,180.39	99.45%
Expense Total:	10,315,427.70	22,143,608.09	510,587.26	3,800,492.76	18,343,115.33	82.84%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	12,577.00	9,003,114.12	13,226,175.21	313.19%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	12,577.00	9,003,114.12	13,226,175.21	313.19%

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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	12,577.00	9,003,114.12	13,226,175.21
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	12,577.00	9,003,114.12	13,226,175.21

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

Assets		
Cash and cash equivalents	\$ 19,262,045.02	
Receivables	\$ 912,500.00	Note 1
Inventories	\$ 17,442,652.83	
Prepaid Items	\$ -	
Total Assets	\$ 37,617,197.85	
Deferred Outflows of Resources		
Pensions	\$ 112,459.55	
Total deferred outflows of resources	\$ 112,459.55	
Liabilities		
Accounts Payable and other current liabilities	\$ 625,751.92	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 435,102.36	Note 3
Due in more than one year	\$ 29,993,011.83	
Total Liabilities	\$ 31,055,066.11	
Deferred Inflows of Resources		
Pensions	\$ (25,054.41)	
Total deferred inflows of resources	\$ (25,054.41)	
Net Position		
Net investment in capital assets	\$ -	
Unrestricted	\$ 6,649,536.88	
Total Net Position	\$ 6,649,536.88	

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 05/31/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	19,260,045.02
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	17,442,652.83
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	3,835,000.00
	Total Assets:	41,452,197.85
		<u>41,452,197.85</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	-2,821.46
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	65.73
111-2000-20136	HSA PAYABLE	500.00
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	51.65
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	3,835,000.00
111-2000-20610	RETAINAGE PAYABLE	627,956.00
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

06/17/2026 Item B.

As Of 05/31/2026

Balance Sheet

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	4,461,951.92
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		12,803,606.88
Total Expense		3,800,492.76
Revenues Over/Under Expenses		9,003,114.12
	Total Equity and Current Surplus (Deficit):	36,990,245.93
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>41,452,197.85</u>

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Page 2 of 3

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As Of 05/31/2026

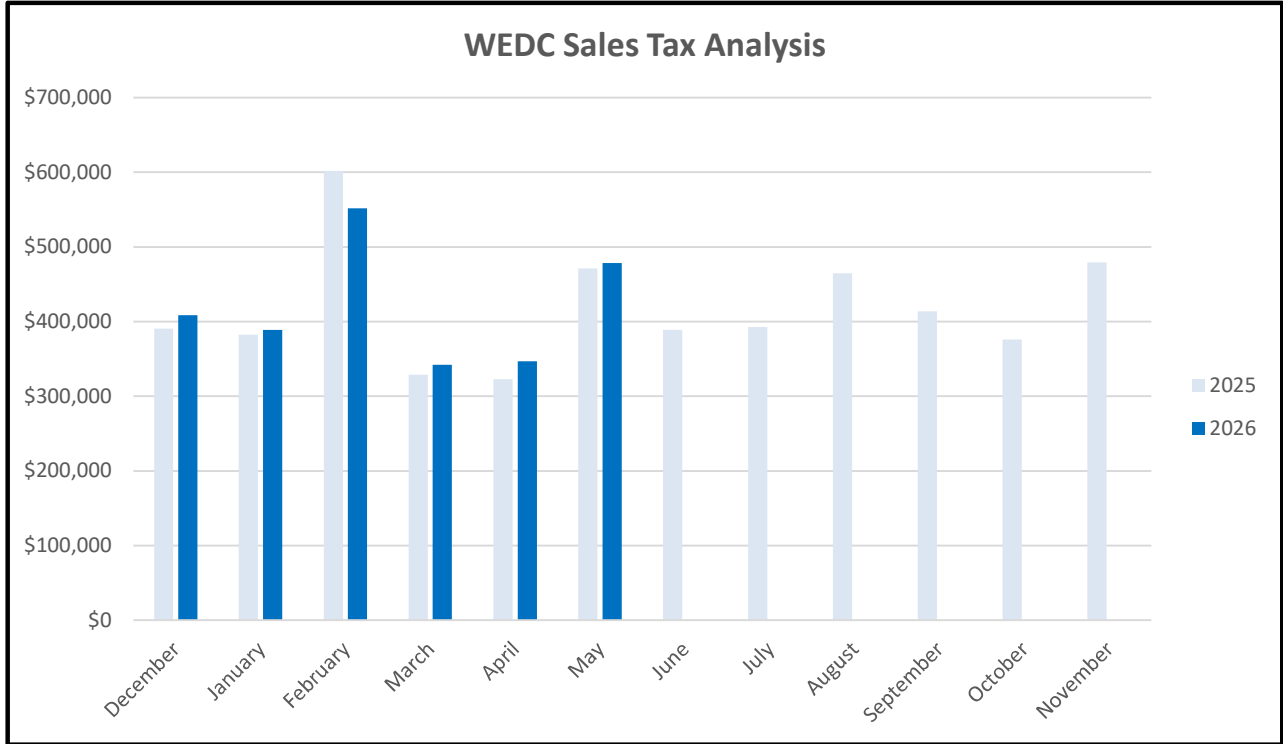
Balance Sheet

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	357,952.60
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:	30,428,114.19
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		-581,968.20
Revenues Over/Under Expenses		-9,018,031.80
	Total Equity and Current Surplus (Deficit):	-30,340,709.05
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>87,405.14</u>

**Wylie Economic Development Corporation
SALES TAX REPORT
May 31, 2026**

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 551,977.23	\$ (50,347.01)	-8.36%
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ 342,089.27	\$ 13,040.96	3.96%
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ 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	\$ -		
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	\$ 2,517,194.27	\$ 18,171.74	0.73%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 2,517,194.27	\$ 18,171.74	0.73%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SIsTx receipts are then accrued back 2 months.
Example: May SIsTx Revenue is actually March SIsTx and is therefore the 6th allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

May 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	
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	A
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	C
SCSD	\$ 1,200,000.00	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ 1,200,000.00	
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	
	\$ 3,960,000.00	\$ 55,000.00	\$ 1,900,000.00	\$ 1,900,000.00	\$ -	\$ -	\$ -	\$ 3,800,000.00	\$ 105,000.00	\$ 3,960,000.00
								<i>Deferred Outflow</i>	\$ 3,835,000.00	

- A. Performance Agreement (\$100,000) and Forgiveable Land Grant (\$100,000 forgiven over 3 years). \$33,000 CO, \$33,000 in 2025, and \$34,000 in 2026.
- B. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2027, 2028, & 2029.
- C. Performance Agreement (\$600,000) and Forgiveable Land Grant (\$425,000 forgiven over 4 years) \$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029

AGENDA REPORT

Meeting Date: June 17, 2026 Item Number: 1
 Prepared By: Jason Greiner *(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: June 17, 2026
Prepared By: Jason Greiner

Item Number: DS1

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 prior to the July 15th WEDC Board Meeting.



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: June 17, 2026 Item Number: DS2
Prepared By: Jason Greiner (Staff Use Only)

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

Recommendation
No action is requested by staff for this item.

Discussion
Staff will discuss the FY 2026-2027 WEDC Budget and the approved Budget Calendar for the City of Wylie.
Notable Dates:
June 12 WEDC Budget, Finance and Audit Committee Meeting
June 17 June WEDC Board Meeting
July 14 Budget Work Session with City Council (All Funds/WEDC Presentation)
July 15 July WEDC Board Meeting (WEDC Board Approves Budget)
July 28 Final Budget Work Session with City Council
August 1 Budget Software Input Deadline
August 10 Proposed Budget Available to the Public
August 11 Discuss Final Tax Rate and take a record vote
September 8 Public Hearing of FY 2025 Budget/Adopt Tax Rate and 2026 Budget
Melisa Whitehead and Demond Dawkins are members of the Budget, Finance, and Audit Committee. The committee, as well as Harold Smith, has met to review and discuss the WEDC Budget.



Wylie Economic Development Board

STAFF REPORT

Date: June 17, 2026 Item Number: DS3
Prepared By: Jason Greiner

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

Recommendation
N/A

Discussion
WEDC Property Update:
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.
• 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion date: Early 2027.
• 544 Gateway/Lot 2: SCSO – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion date: 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 – Inspection Period Extended 30 days, now Exp: 7-10-26; Closing Date By: 8-9-26
Engineering Report:
Active & Moving / Slowed or Paused / Inactive but Invested or Planning
Design & Engineering - Cooper Plaza - State Hwy 78 & Brown
• RFQ/RFP for architectural design services was issued, with a 5-8-26 delivery date. 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 6-12-26.
SH 78 Sidewalks
• KH submitted construction plans to TxDOT for review and approval. This project is out for bids.
• 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 is submitting civil construction plans to the City of Wylie this week.

FM 544 Corridor Master Plans

- KH finalizing concept plan and updated drainage design.

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

- KH reviewing and providing input on the drainage analysis from LJA. KH has sent revised downstream assessment to City for review.
- Easement coordination ongoing.

Atmos Gas Main Extension- N Hwy 78

- Project has been completed. MasTec is making final road repairs prior to the final payment. Staff will notify businesses of gas service availability once fully accepted by Atmos and the City of Wylie.

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 is working on ordering material and tentatively has the erosion control work scheduled for the first week of July.
- McMahon is working on a change order to include the SH 78 Sidewalks.

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.

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

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

Sanden Easement/ROW Coordination

- KH finalized IPO. The item was approved by the WEDC Board on 5-13-26 and submitted to KH.

Keefer Street Infrastructure

- KH to prepare IPO.

Jackson Avenue Development

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

BRE & Workforce Updates:

- Attended two Collin College Committee of 100: Master Plan Steering Committee Meetings in McKinney. (CS)

- Attended NTMWD tour along with Wylie High, Wylie East High, and Wylie Prep counselors to help promote and educate the SETH Program. (JG, RH, AW, CS)
- Participated in Wylie ISD’s CTE Internship Signing Day & Advisory Meeting. Helm Dental Laboratory signed two interns. (AW, CS)
- Participated in ‘Solution Series, Open Doors, Open Futures: Inside Successful MFG Day Events’ Webinar. (CS)
- Facilitated and attended a meeting with State Representative Candy Noble and Helm Dental Laboratory to discuss Patient Bill of Rights. (AW, CS)
- Facilitated and attended a meeting with Wylie ISD CTE to prepare for 2026 MFG Day Events. (JG, RH, AW, CS)
- Continued BRE Succession planning/training activities.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RG, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff and Board attended Taste of Wylie (HS, DD, RH, AW, MB, CS, VS)
- Staff attended Entrepreneurship-Led Economic Development Webinar (JG, MB, CS)
- Staff attended North Texas Municipal Water District Tour (JG, RH, AW, CS)
- Staff attended the final Leadership Wylie session (CS)
- Board and Staff attended ICSC Las Vegas (MP, BP, HS, MW, JG, RH)
- Staff attended Collin County Accelerator Session (MB, CS)
- Board and Staff attended Chamber Luncheon – Leadership Wylie Graduation (DD, JG, RH, AW, MB, CS, VS) Congratulations to Christy Stewart on graduation and selection to serve as liaison for Class 23.
- Staff facilitated/attended Angel Wygant’s Retirement Reception (HS, DD, JG, RH, CS, MB, VS) Congratulations to Angel Wygant on her retirement. We appreciate her years of service to WEDC.
- Staff and Board attended Specialty Grocer Groundbreaking (BB, HS, JG, RH, AW, CS)
- Sales tax revenues for June are down 1.10% and up 0.48% for the year.

Upcoming Events:

- TEDC Mid-Year Conference – June 17-19
- Juneteenth Holiday: WEDC Offices Closed – June 19 (Staff Attending TEDC Conference)
- Board and Commission Outgoing Reception/Swear-In/Joint ES with City Council – June 23
- Jericho Village Ribbon Cutting – June 25
- The Great Catsby In-Sync Exotics Gala – June 27
- Budget Work Session with City Council – July 14
- Final Budget Work Session with City Council – July 28
- Wylie Championship Rodeo – September 11-12

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

2026 May **Special Called Board Meeting – 13th**

3-9		National Small Business Week
4-8		Economic Development Week
4	11:00 am	Taste of Wylie
5	8:30 am	WDMA Meeting
12	6:00 pm	City Council – Reception & Oath of Office for Mayor and Council
13	7:30 am	WEDC – Special Called Board Meeting
14		Leadership Wylie – History of Wylie/Public Works – cs
18-20		ICSC 2026 Las Vegas – Las Vegas – mp, bp, hs, mw, jg, rh
19	11:30 am	WISD Internship Signing Day & CTE Advisory Meeting
25	CLOSED	Memorial Day Holiday – Office Closed
26	11:30 am	Chamber of Commerce: Leadership Wylie Lunch/Graduation – dd, jg, rh, aw, cs, mb, vs
27-28		Board & Commission Interviews - hs

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	*RSVP Needed
27	6:30 pm	The Great Catsby- In-Sync Exotics Gala- McKinney Cotton Mill	*RSVP Needed

2026 July **Board Meeting – 15th**

Day	Time	Meeting/Event
3	CLOSED	4th of July Independence Day Holiday- Office Closed
7	8:30-9:30 am	WDMA Meeting
8	TBD	ICAN Presentation and Tours
14	6:00 pm	City Council/WEDC Budget Work Session
15	7:30 am	WEDC- Board Meeting
18	10:00 am	Little Entrepreneur Expo – Proven Suites/Wylie
21		IAMC Local – Atlanta, GA
28	6:00 pm	City Council/ Final Budget Work Session with Council

Around the Corner...

- *BEDC – Aug 11-14*
- *SEDC Annual Conference – Aug 16-18*
- *Retail Live – Sept 2 – Austin*
- *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*