

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

February 18, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

Vice President Harold Smith called the meeting to order at 7:31 a.m. Board Members present were Melisa Whitehead and Demond Dawkins.

Ex-Officio Member City Manager Brent Parker was present.

WEDC staff present included Assistant Director Rachael Hermes, BRE Director Angel Wygant, and Economic Development Coordinator Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the Minutes from the January 21, 2026, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of 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.**

Board Action

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

Ex-Officio Member Mayor Matthew Porter arrived at 7:35 a.m.

REGULAR AGENDA

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

Discussion

Staff reminded the Board that 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, which is directly behind Walk-Ons. Staff shared that this IPO is intended to cover topographic survey, construction plans, and bidding.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, 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. A vote was taken, and the motion passed 3-0.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Discussion

Staff opened the discussion by sharing that the Budget, Finance, and Audit Committee Meeting and the Strategic Planning Committee Meeting have both met, with the Strategic Planning Committee scheduled to meet again on February 20th. Board member Dawkins shared that the Budget, Finance, and Audit Committee compared last year's numbers with anticipated numbers for the current year to determine what is needed for upcoming projects. Staff noted that the Annual Report will be on the March Board Meeting Agenda, with a presentation to the City Council on March 24th. The presentation will include the 2026 Goals and Objectives as reviewed by the Strategic Planning Committee.

DS2. 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 544 Gateway is moving along, with an updated Walk-On's anticipated completion date of June 2026. Regarding BRE, staff shared that Wylie ISD received a grant for a summer internship program with the North Texas Municipal Water District. Staff shared that cross-training is underway in preparation for the upcoming retirement of BRE Director Angel Wygant. Additionally, staff discussed the promotion of Christy Stewart to the Economic Development Coordinator position and the posting of the Office Manager position.

EXECUTIVE SESSION

Recessed into Closed Session at 7:43 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

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

ES1. Consider the sale or acquisition of properties located at 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.**

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 of the Executive Session.

Vice President Smith reconvened into Open Session at 8:18 a.m., and the Board took the following action as a result of Executive Session:

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 2025-4a in an amount not to exceed \$2.5 million. A vote was taken, and the motion passed 3-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, Vice President Smith adjourned the WEDC Board meeting at 8:19 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director