

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

April 22, 2026 – 12:00 P.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 12:04 p.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, Research Analyst Marissa Butts, Economic Development Coordinator Christy Stewart, and Office Manager Valerie Scott.

INVOCATION & PLEDGE OF ALLEGIANCE

Rachael Hermes gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Brininstool moved to the Executive Session.

Demond Dawkins entered the meeting at 12:05 p.m., prior to Executive Session.

EXECUTIVE SESSION

Recessed into Closed Session at 12:05 p.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 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, 2026-2k, 2026-3a, 2026-3b, 2026-3c, 2026-3d, 2026-3e, 2026-3f, 2026-4a, and 2026-4b.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 12:35 p.m.

REGULAR AGENDA

- 1. Consider and act upon proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie, TX 75098, and authorize the Board President to execute the same.**

Discussion

Staff discussed the proposed modification to the loan documents with MLKJ Investments, which re-establishes a payment schedule and includes a Deed in Lieu of Foreclosure. As such, the first payment of \$50,000.00 will be due on or before May 25, 2026, and the remaining balance of \$150,000 under the promissory note will be due on or before December 31, 2026. Upon approval, Staff will sign and return the modified loan documents for execution by MLKJ Investments, LLC.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve proposed modification of loan documents with MLKJ Investments, LLC regarding property located at 1001 & 1011 Squire Drive, Wylie, TX 75098, and further authorize the Board President to execute the same. A vote was taken, and the motion passed 4-0.

- 2. Consider and act upon a recommendation for an appointment to the Citizens Bond Advisory Committee.**

Discussion

Staff reminded the Board of the City Council's intent to create a Citizens Bond Advisory Committee to provide input concerning initiatives for inclusion in a potential bond package in November 2026. Staff requested that the Board discuss and select a WEDC Board Member to serve on the Citizens Bond Advisory Committee. The Board discussed the tentative dates scheduled, which would include evening meetings, while considering individual availability. Additionally, City Manager Brent Parker gave an overview of the pending topics to be discussed at the meetings.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to recommend Harold Smith for appointment to the Citizens Bond Advisory Committee. A vote was taken, and the motion passed 4-0.

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 12:44 p.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director