

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Special Called Meeting**

September 9, 2026 – 11:30 A.M.  
WEDC Offices – Conference Room  
250 S Hwy 78 – Wylie, TX 75098

**CALL TO ORDER**

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*Announce the presence of a Quorum*

President Blake Brininstool called the meeting to order at 11:41 a.m. Board Members present were Harold Smith and Melisa Whitehead.

Ex-Officio Members Mayor Porter and Assistant City Manager Lety Yanez were present.

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

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Mayor Porter gave the invocation and led the Pledge of Allegiance.

**COMMENTS ON NON-AGENDA ITEMS**

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

**CONSENT AGENDA**

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

- A. Consider and act upon approval of Minutes from the August 19, 2026 Regular Meeting of the WEDC Board of Directors.

**Board Action**

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

President Brininstool moved to Discussion Items.

**DISCUSSION ITEMS**

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**DS1. Discussion regarding Architectural Updates.**

Staff provided an update on the project's current status. The architectural team presented two conceptual site plans addressing building configurations, pedestrian connections, parking, green space, retail/restaurant opportunities, and potential event areas. The concepts included connections to downtown, a plaza, pavilion and micro-retail opportunities, office space, and connections to the existing pond. The architectural team noted that the project could be developed in phases. Following the presentation, the Board and the Mayor discussed the concepts and provided feedback regarding preferred design elements. The Board supported the open, usable green space and discussed opportunities for events, markets, and other activities. Additional discussion included potential micro-

retail and incubator opportunities, pedestrian amenities, shade structures, landscaping, and outdoor gathering areas. The Board reviewed architectural examples and discussed maintaining compatibility with the existing downtown character. Mayor Porter expressed a preference for a more traditional and historic storefront aesthetic. The Board also discussed parking requirements, site circulation, on-street parking, fire-lane requirements, and the proposed pavilion/cabana location. The Board also considered line of sight upon entering the development. Following the discussion, the architectural team will await the Board's response and continue refining the preferred concept, including building layout, parking, green space, pedestrian circulation, outdoor amenities, architectural character, and potential phasing.

Demond Dawkins entered the meeting at 11:54 a.m. during Discussion Item 1.

**DS2. 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 activities and programs. Staff updated the Board on a recently executed real estate contract, noting that the project timeline is progressing quickly. The Lanspring Agreement may need modifications but will be brought back for future discussion. Staff provided updates on WEDC activities, including staff attendance at the TEDC Basic Economic Development Course in Southlake, ongoing planning for the Wylie Entrepreneur Expo featuring keynote speaker Brandon Hurtado of Hurtado BBQ, participation in the virtual Global Leadership Summit, and business tours facilitated for Congressman Self and his office. Staff reported that Manufacturing Day preparations are underway, with one additional business joining this year's event. Staff also reminded members about the Manufacturing Day Kickoff and Tours on October 1, as well as the Chamber of Commerce Annual State of Education Luncheon and Manufacturing Day Reception and Proclamation on September 22. Staff reported that September sales tax revenues are not yet available.

**EXECUTIVE SESSION**

Recessed into Closed Session at 12:33 p.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/Ballard, and State Hwy 78/Brown.**

**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, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-10f, 2026-2l, 2026-3e, 2026-4b, 2026-5j, 2026-6d, 2026-8a, 2026-8b, 2026-8c, and 2026-8d.**

Mayor Porter left during Executive Session at 12:55 p.m.

**RECONVENE INTO OPEN SESSION**

*Take any action as a result of the Executive Session.*

President Brininstool reconvened into Open Session at 1:06 p.m.

President Brininstool then moved to consider Regular Agenda Item 1.

### **REGULAR AGENDA**

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1. Consider and act upon approval and ratification of the Property Purchase Agreement between the Wylie EDC and Costco Wholesale Corporation regarding approximately 25.473 acres located at the northwest corner of FM 544 and South Westgate Way in Wylie, Texas.

#### **Board Action**

A motion was made by Melisa Whitehead, and seconded by Demond Dawkins, to approve and ratify the Property Purchase Agreement between the Wylie EDC and Costco Wholesale Corporation regarding approximately 25.473 acres located at the northwest corner of FM 544 and South Westgate Way in Wylie, Texas, and to authorize the Wylie EDC Board President, or his/her designee, to execute such documents and take such actions as may be necessary to close the transaction in accordance with the terms of the Property Purchase Agreement. A vote was taken; the motion passed 4-0.

### **FUTURE AGENDA ITEMS**

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No items were requested for inclusion on future WEDC agendas.

### **ADJOURNMENT**

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With no further business, President Brininstool adjourned the WEDC Board meeting at 1:07 p.m.

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**Harold Smith, President**

**ATTEST:**

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**Jason Greiner, Executive Director**