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**AGENDA REPORT****Meeting Date:** January 21, 2026**Item Number:** 1**Prepared By:** Jason Greiner**Subject**

Consider and act upon lease of WEDC office space.

**Recommendation**

Motion to authorize a 36-month Commercial Lease between the WEDC and Wylie Industrial Court Development, Ltd. for the lease of office space at 250 S. Highway 78, Wylie, Texas.

**Discussion**

WEDC has leased office space at 250 S. Hwy 78 since December 2010. Since that time, the WEDC Board has opted to extend the lease at this location, with the last extension approved in January 2021 and valid through January 31, 2026.

The WEDC has five offices, one dedicated work/copy room, one shared office, one shared meeting room, and one shared conference room. Utilities (water, gas, and electricity) are shared based on the percentage of office space utilized.

The term of the Office Lease is 36 months, commencing on February 1, 2026, and terminating on January 31, 2029, with the rate schedule of:

\$4,000 per month	1-12 months
\$4,500 per month	13-24 months
\$5,000 per month	25-36 months

Staff will lead the discussion after Executive Session.