Minutes
Wylie Economic Development Corporation
Board of Directors Regular Called Meeting

August 19, 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 7:34 a.m. Board Members present were Harold Smith and Melisa Whitehead.

Ex-Officio Members Mayor Porter and City Manager Brent Parker were present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Brent Parker gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Blake 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 the Minutes from the July 15, 2026 Regular Meeting of the WEDC Board of Directors.

B. Consider and act upon approval of the July 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 7:36 a.m., prior to the Regular Agenda.

REGULAR AGENDA

1. Consider and act upon issues surrounding Board Seat Appointments.

Discussion

Staff informed the Board that the City Council has accepted Alan Dayton's resignation, resulting in a vacancy on the WEDC Board. Staff discussed being proactive and avoiding leaving the Treasurer position vacant until the October officer elections and highlighted Section V of the WEDC Bylaws, which outlines the process for filling officer vacancies. Staff noted that Harold Smith could retain his current position as Vice President while also serving as Treasurer until the next Board Officer appointment in October.

Board Action
A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to recommend Harold Smith to serve as Treasurer and Vice President on the WEDC Board. A vote was taken, and the motion passed 4-0.

2. **Consider and act upon a License Agreement between the WEDC and Wing Aviation, LLC.**

Discussion
Staff recommended that certain terms of the agreement be discussed in Executive Session. President Brininstool moved to Discussion Items and noted that the Board would return to Regular Agenda Item 2 following Executive Session.

President Brininstool moved to Discussion Items.

DISCUSSION ITEMS

DS1. Discussion regarding Architectural Updates.

Staff informed the Board that Killian Studio of Architecture would be present at 8:00 a.m. to discuss architectural updates. President Brininstool then moved to the next Discussion Items.

DS2. Discussion and updates from WEDC Committees.

Staff provided an update on the Business Retention and Expansion Committee meeting held on August 14, 2026, in which they discussed plans to continue business outreach, prepare for Manufacturing Day, update employment numbers, and develop a more comprehensive outreach plan. Staff noted that they will provide the Board with dates for the Manufacturing Day activities/tours. Staff also reported that an additional Budget, Finance, and Audit Committee meeting is not anticipated until this fall. The Board was advised that the Committee for New Business Attraction and Recruitment currently has an open seat, and that committee appointments for the upcoming fiscal year would be considered at a future meeting.

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 activities and programs. Staff provided updates on Promissory Notes, indicating that the MLKJ note has been paid. Staff reported that Walk-On's Sports Bistreaux Grand Opening was successful. Staff also provided updates on three Performance Agreements, noting that equipment installation and compliance verification are underway for Helm Dental Laboratory and Tower Extrusion, while Mann Made/G01 Enterprises, Inc. requested a 90-day extension. Staff also provided updates on the SH 78 sidewalk project, including receipt of the TxDOT permit and coordination of pedestrian access and temporary grading easements. Staff discussed potential modifications to the existing sidewalk plans to address easement issues, and City Manager Brent Parker commented that there are no longer plans to reconfigure Ballard. Staff also provided updates on the Downtown Parking/Jackson Avenue Parking and Striping project and the Lot 3 Parking Lot at 544 Gateway, highlighting ongoing plan revisions and coordination with the city. Staff discussed a potential request from Cates Control to use Lot 3 for a construction trailer and identified potential timing conflicts with the parking lot construction. Staff advised that a contract for Lot 7 is anticipated. Staff provided additional BRE updates, including three meetings held in July, delivery of a final Performance Agreement check, compliance updates, meetings with businesses following input at P&Z, and outreach efforts for Manufacturing Day and Wylie ISD's participation with the Entrepreneur Expo. Staff also reported on participation in Chamber Business Connect. Additional updates include WEDC Staff participation in the ICAN presentation and tour, a community tour of Wylie with another North Texas EDC, and a community tour with Eisenberg to discuss printed and branded materials. Staff also provided an overview of upcoming events. July sales tax revenues increased 13.33%, bringing the year-to-date increase to 2.04%.

DS1. Discussion regarding Architectural Updates.

Staff discussed meeting with Killian Studio of Architecture on July 30, 2026, for a project overview, and reviewing initial design concepts on August 12, 2026. The project is currently in Phase I – Concept Design. Ken Killian of Killian Studio of Architecture presented early-stage concepts for the proposed lots at Cooper Plaza, including connections to the existing pond, a downtown footpath, plaza, and greenspace, parking, and potential retail, office, and incubator spaces. Staff explained that the project is tied to the Downtown Historic Overlay and highlighted concerns raised by P&Z and the City Council about development along Second Street, including the need for buildings to face Second Street rather than for rear facades to face residential areas. Following the presentation, the Board and Mayor discussed the concepts and provided feedback regarding preferred design elements. The Board emphasized the importance of maintaining flexibility within the design to allow for future changes with minimal retrofitting, risk, or impact. The Board reviewed the various concepts and identified preferred elements to incorporate into a refined, single concept.

EXECUTIVE SESSION

Recessed into Closed Session at 8:40 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/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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-10f, 2026-2l, 2026-3e, 2026-4b, 2026-5g, 2026-6d, 2026-6f, 2026-6g, 2026-6i, 2026-7a, 2026-7b, 2026-7c, 2026-7d, 2026-7e, 2026-7f, 2026-7g, 2026-7h, 2026-8a, 2026-8b, and 2026-8c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:14 a.m.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to authorize the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed $2.65 million. A vote was taken, and the motion passed 4-0.

President Brininstool then moved to consider Regular Agenda Item 2.

REGULAR AGENDA

2. Consider and act upon a License Agreement between the WEDC and Wing Aviation, LLC.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to approve a license agreement between the WEDC and Wing Aviation, LLC, and further authorize the WEDC Executive Director to execute said agreement. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future WEDC agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:15 a.m.

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Blake Brininstool, President

ATTEST:

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Jason Greiner, Executive Director