Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

June 17, 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 7:33 a.m. Board Members present were Melisa Whitehead and Demond Dawkins.

Ex-Officio Members Mayor Porter and City Manager Brent Parker 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

Demond Dawkins gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, Vice President Harold 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 Minutes from the May 13, 2026, Regular Meeting of the WEDC Board of Directors.

B. Consider and act upon approval of the May 2026 WEDC Treasurer's Report.

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.

Vice President Smith moved to Discussion Items.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff provided updates from the Strategic Planning and Budget, Finance, and Audit Committees. The Strategic Planning Committee reviewed the proposed 2026 Goals and Objectives, discussed long-term planning efforts, and considered engineering and budget-related items. The Budget, Finance, and Audit Committee reviewed project timelines, infrastructure needs, and associated expenditures to support ongoing and future projects. The Board then discussed the importance of maintaining budget flexibility and balancing short- and long-term priorities to ensure the organization remains positioned to respond to future opportunities while advancing current projects and strategic goals.

DS2. Discuss issues surrounding the FY 2026-2027 WEDC Budget.

Staff reviewed the proposed FY 2026-2027 budget and compared it with the final and working budgets for FY 2025-2026. The discussion included projected sales tax revenues, anticipated revenues from existing and potential projects, personnel and operating expenses, incentive obligations, and infrastructure and engineering expenditures. Details were presented on specific projects and their associated costs, as well as on various infrastructure projects underway or planned for the upcoming fiscal year. Several budget items were identified as placeholders pending project timing, contract execution, and additional information. The review also covered marketing, advertising, travel, and training expenditures, as well as other operational costs. Staff noted that the budget will continue to evolve as projects progress and opportunities arise. Board members again reiterated the importance of maintaining budget flexibility to align with the organization's short- and long-term goals and to position WEDC to respond to future opportunities. Staff advised that the City Council will review the budget during the Budget Work Session on July 14th.

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 Staff Report in the packet for updates on WEDC property activity, engineering projects, upcoming events, and WEDC programs and partnerships. Real estate updates included the closing of two properties and noted that the inspection period for a pending transaction had been extended by 30 days. Business Retention and Expansion updates highlighted preparations for the 2026 Manufacturing Day with Wylie ISD, participation in workforce development initiatives, and the recent Internship Signing Day. Staff discussed an overview of the Collin College Committee of 100 initiative and its significance for Wylie. Additional updates included productive meetings during ICSC, recognition of Leadership Wylie graduate Christy Stewart, and recent and upcoming events. Staff reported that sales tax revenues for June were down 1.1%, while year-to-date revenues were up .48%.

EXECUTIVE SESSION

Recessed into Closed Session at 8:14 a.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. 551.087. 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, 2025-4a, 2025-4d, 2025-9a, 2025-10f, 2026-

2l, 2026-3e, 2026-4a, 2026-4b, 2026-4f, 2026-5a, 2026-5b, 2026-5c, 2026-5d, 2026-5e, 2026-5f, 2026-5g, 2026-5h, 2026-5i, 2026-6a, 2026-6b, 2026-6c, 2026-6d, 2026-6e, and 2026-6f.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Smith reconvened into Open Session at 8:55 a.m. and moved back to the Regular Agenda Item 1.

REGULAR AGENDA

1. **Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.**

   Discussion
   Staff noted that an additional submittal was received just prior to the meeting date and requested that the Board be given additional time to review all submittals. The Board agreed to table Regular Agenda Item 1 until the next Board Meeting.

   Board Action
   No action was taken.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future agendas.

ADJOURNMENT

With no further business, Vice President Smith adjourned the WEDC Board meeting at 8:56 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director