WYLIE ECONOMIC DEVELOPMENT CORPORATION

The Wylie citizens, authorized by the Texas State Legislature, created the Wylie Economic Development Corporation (WEDC) via the passage of a half-cent sales tax increase in 1990. Funds received by the WEDC are used solely to enhance and promote economic development within the Wylie community.

STAFFING	BUDGET 2024-2025	BUDGET 2025-2026	BUDGET 2026-2027
Executive Director	1	1	1
Assistant Director	1	1	1
BRE Director	1	1	
Econ Dev Coordinator		1	1
Office Manager	1	1	1
Research Analyst	1	1	1
TOTAL	5	6	5

The primary objectives of the WEDC are to increase local employment opportunities and enhance and diversify the City of Wylie's tax base. The WEDC currently employs five full-time professional staff members who report directly to the Executive Director, and the Director reports to a 5-member Board of Directors appointed by the Wylie City Council. Ex-Officio Members of the Board include the sitting Mayor and current City Manager. Meetings typically occur on the third Wednesday of each month at 7:30 a.m. and on an as-needed basis at the WEDC's office located at 250 S. Highway 78.

The Wylie City Council provides oversight of the WEDC via approval of Bylaws, appointment of Board Members, approval of annual budgets, review of monthly expenditures, and project approval. The City of Wylie Finance Department handles all financial functions for the WEDC and coordinates an annual Financial Audit by an independent third-party firm.

WEDC Board of Directors	Current Appointment	Term Expires
Blake Brininstool, President	06/2024	06/2027
Harold Smith, Vice President	06/2026	06/2029
Melisa Whitehead, Secretary	06/2025	06/2028
Alan Dayton, Treasurer	06/2025	06/2028
Demond Dawkins, Immediate Past President	06/2024	06/2027

Department Executive Summary
Wylie EDC

FY 2027 Budget Notes

Notable increases/decreases from FY 2026 budget:

For FY27, the WEDC estimates $26,828,276 in available resources, which includes a beginning fund balance of $8,317,002. Staff estimates the following WEDC Revenues: $5,497,223 in Sales Tax Receipts, $12,981,250 in proceeds from the Sale of WEDC-owned properties, $22,800 in Rental Income, and $10,000 in allocated interest earnings.

Expenses for FY27 are estimated at $13,582,691. Personnel Services decreased from $777,930 to $709,863, and Incentives increased from $1,510,000 to $5,507,500. Debt Service increased from $1,883,249 to $2,674,380 with the addition of the 2026 WEDC Loan associated with Land Acquisition in FY26. As the City Council will recall, in recent years, staff has reclassified the WEDC Expenses in Infrastructure Projects (Streets & Alleys) to Special Services. These expenses were once accounted for in Capital Outlay; however, since the WEDC does not maintain ownership of the street, alley, water, sewer, or natural gas lines, they have been moved to Special Services. The Special Services Account has been split into three sub-categories to more accurately track the taxable versus non-taxable nature of these expenses for reporting purposes.

Notable Changes:

- Personnel Services: down from $777,930 to $709,863
  - FY26 funded one additional position to allow for cross-training due to retirement. Staffing level is back to five full-time employees for FY27.
- Incentives: up from $1,510,000 to $5,507,500
  - Projects include SCSD, Cates Control Systems, TexStone, and Confidential Projects.
- Special Services Real Estate: down from $221,000 to $81,000
  - FY26 funded loan origination fees for 2026 WEDC Loan.
- Special Services Infrastructure: down from $3,200,000 to $1,100,000
  - Includes Ballard/Oak/Jackson/Marble Downtown Striping/Parking, Alanis Water/Sewer Improvements, 544 Gateway Gas Extension/Lot 3 Parking.
- Advertising: up from $276,125 to $336,125
  - Includes additional funds allocated to the Regional Marketing Initiative.
- Engineering Services: up from $960,300 to $2,711,000
  - Includes General Engineering, 544 Gateway Engineering, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, 544 Corridor/Sanden Civils, Environmental, and Misc. Surveys/Concepts.
- Debt Service: up from $2,314,815 to $2,674,380
  - Increase related to the 2026 WEDC Loan for Land Acquisition.
- Land-Purchase Price: down from $12,251,614 to $0
  - FY27 budget does not include any funds for future land purchase.

Prepared by: Wylie EDC

Staff estimates the FY27 ending fund balance of $13,245,246.

Once approved by the WEDC Board of Directors on July 15th, the budget will come back to the City Council for final approval at the July 21st City Council Meeting.

Prepared by: Wylie EDC

City of Wylie
Fund Summary

Wylie Economic Development Corporation

Audited Wylie Economic Development Corp Ending Balance - 9/30/25	$ 11,149,856	
Projected '26 Revenues	16,423,125	
Available Funds	27,572,981	
Projected '26 Expenditures	(19,255,978)	
Estimated Ending Fund Balance 09/30/26	$ 8,317,003	
Estimated Beginning Fund Balance - 10/01/26	$ 8,317,003	
Proposed Revenues '27	18,511,273	a)
Proposed Expenditures '27	(13,582,691)	
Estimated Ending Fund Balance 9/30/27	$ 13,245,585	

a) Proposed Sales Tax is 2% higher than FY26 and includes a placeholder for the $13MM Sale of Property.

FY2026-2027 WEDC Debt Service Detail

Jarrard Loan #6088461 — **$9,258.28**

120 Payments; Maturity 12-22-26 (FY26-27)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
118	10/22/2026	$34.72	$3,074.43	$3,109.15	$6,183.85
119	11/22/2026	$23.19	$3,085.96	$3,109.15	$3,097.89
120	12/22/2026	$11.62	$3,097.89	$3,109.51	$0.00
		$69.53	**$9,258.28**	**$9,327.81**	

Government Capital Loan (Series 2021: No. 9624 Effective 10-5-21) — **$6,602,913.51**

Original Loan Amount: $8,108,000
3.48%; 240 Payments; Maturity 10-5-41 (FY41-42)
Loan is Eligible for Principal Reduction 11/2026; 5 year call
(Land Acquisition/Pay Off Existing Loans Used for Land Purchase)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
60	10/5/2026	$19,148.45	$27,791.40	$46,939.85	$6,575,122.11
61	11/5/2026	$19,067.85	$27,872.00	$46,939.85	$6,547,250.11
62	12/5/2026	$18,987.03	$27,952.82	$46,939.85	$6,519,297.29
63	1/5/2027	$18,905.96	$28,033.89	$46,939.85	$6,491,263.40
64	2/5/2027	$18,824.66	$28,115.19	$46,939.85	$6,463,148.21
65	3/5/2027	$18,743.13	$28,196.72	$46,939.85	$6,434,951.49
66	4/5/2027	$18,661.36	$28,278.49	$46,939.85	$6,406,673.00
67	5/5/2027	$18,579.35	$28,360.50	$46,939.85	$6,378,312.50
68	6/5/2027	$18,497.11	$28,442.74	$46,939.85	$6,349,869.76
69	7/5/2027	$18,414.62	$28,525.23	$46,939.85	$6,321,344.53
70	8/5/2027	$18,331.90	$28,607.95	$46,939.85	$6,292,736.58
71	9/5/2027	$18,248.94	$28,690.91	$46,939.85	$6,264,045.67
		$224,410.36	**$338,867.84**	**$563,278.20**	

Government Capital Loan (Series 2022: Effective 7-20-22) — **$6,993,178.75**

Original Loan Amount: $8,108,000
4.8%; 240 Payments; Maturity 7-20-42 (FY41-42)
Loan is Eligible for Principal Reduction 8-2027; 5 yr call
(Infrastructure Improvements)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
51	10/20/2026	$27,972.72	$24,644.75	$52,617.47	$6,968,534.00
52	11/20/2026	$27,874.14	$24,743.33	$52,617.47	$6,943,790.67
53	12/20/2026	$27,775.16	$24,842.31	$52,617.47	$6,918,948.36
54	1/20/2027	$27,675.79	$24,941.68	$52,617.47	$6,894,006.68
55	2/20/2027	$27,576.03	$25,041.44	$52,617.47	$6,868,965.24
56	3/20/2027	$27,475.86	$25,141.61	$52,617.47	$6,843,823.63
57	4/20/2027	$27,375.29	$25,242.18	$52,617.47	$6,818,581.45
58	5/20/2027	$27,274.33	$25,343.14	$52,617.47	$6,793,238.31
59	6/20/2027	$27,172.95	$25,444.52	$52,617.47	$6,767,793.79
60	7/20/2027	$27,071.18	$25,546.29	$52,617.47	$6,742,247.50
61	8/20/2027	$26,968.99	$25,648.48	$52,617.47	$6,716,599.02
62	9/20/2027	$26,866.40	$25,751.07	$52,617.47	$6,690,847.95
		$329,078.84	**$302,330.80**	**$631,409.64**	

Government Capital Loan (2025: Effective 9-15-25) — **$6,628,557.20**

Original Loan Amount: $6,800,500
6.475%; 240 Payments; Maturity 9-15-45 (FY44-45)
7 year Rate Adjust: Pymt 84 (9-15-32) and Pymt 168 (9-15-39)
Loan is eligible for Principal Payoff 10-2028; 3 yr call
(Land Acquisition)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
13	10/15/2026	$35,766.59	$14,836.07	$50,602.66	$6,613,721.13
14	11/15/2026	$35,686.54	$14,916.12	$50,602.66	$6,598,805.01
15	12/15/2026	$35,606.05	$14,996.61	$50,602.66	$6,583,808.40
16	1/15/2027	$35,525.13	$15,077.53	$50,602.66	$6,568,730.87
17	2/15/2027	$35,443.78	$15,158.88	$50,602.66	$6,553,571.99
18	3/15/2027	$35,361.98	$15,240.68	$50,602.66	$6,538,331.31
19	4/15/2027	$35,279.75	$15,322.91	$50,602.66	$6,523,008.40
20	5/15/2027	$35,197.07	$15,405.59	$50,602.66	$6,507,602.81
21	6/15/2027	$35,113.94	$15,488.72	$50,602.66	$6,492,114.09
22	7/15/2027	$35,030.37	$15,572.29	$50,602.66	$6,476,541.80
23	8/15/2027	$34,946.34	$15,656.32	$50,602.66	$6,460,885.48
24	9/15/2027	$34,861.86	$15,740.80	$50,602.66	$6,445,144.68
		$423,819.40	**$183,412.52**	**$607,231.92**	

Government Capital Loan (2026: Effective 3-30-26) — **$9,483,515.28**

Original Loan Amount: $9,600,000
6.560%; 240 Payments; Maturity 3-31-46 (FY45-46)
7 year Rate Adjust: Pymt 84 (3-31-33) and Pymt 168 (3-31-40)
Loan is eligible for Principal Payoff 4-2029; 3 yr call
(Land Acquisition)

Payment No	Due Date	Interest	Principal	Total Payment	Principal Balance
7	10/31/2026	$51,843.22	$20,084.42	$71,927.64	$9,463,430.86
8	11/30/2026	$51,733.42	$20,194.22	$71,927.64	$9,443,236.64
9	12/31/2026	$51,623.03	$20,304.61	$71,927.64	$9,422,932.03
10	1/31/2027	$51,512.03	$20,415.61	$71,927.64	$9,402,516.42
11	2/28/2027	$51,400.42	$20,527.22	$71,927.64	$9,381,989.20
12	3/31/2027	$51,288.21	$20,639.43	$71,927.64	$9,361,349.77
13	4/30/2027	$51,175.38	$20,752.26	$71,927.64	$9,340,597.51
14	5/31/2027	$51,061.93	$20,865.71	$71,927.64	$9,319,731.80
15	6/30/2027	$50,947.87	$20,979.77	$71,927.64	$9,298,752.03
16	7/31/2027	$50,833.18	$21,094.46	$71,927.64	$9,277,657.57
17	8/31/2027	$50,717.86	$21,209.78	$71,927.64	$9,256,447.79
18	9/30/2027	$50,601.91	$21,325.73	$71,927.64	$9,235,122.06
		$614,738.46	**$248,393.22**	**$863,131.68**	

Interest Total FY 26-27	**$1,592,116.59**
Principal Total FY 26-27	**$1,082,262.66**
Debt Service Total FY 26-27	**$2,674,379.25**
Total Principal Balance EOY 26-27	**$28,635,160.36**

WEDC
FY 2026-2027 REVENUES

Account	2025 Actual	2026 Budget	2026 Base Budget	2026 YTD Actual	2027 Base Budget	2027 Base vs 2026 Base $	2027 Base vs 2026 Base %	2027 Proposed
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	**$(12,420,910)**	**$(17,920,547)**	**$(8,320,547)**	**$(1,909,554)**	**$(18,511,273)**	**$(10,190,726)**	**-122.48%**	**$(18,511,273)**
Department: 4000 - REVENUES	**$(12,420,910)**	**$(17,920,547)**	**$(8,320,547)**	**$(1,909,554)**	**$(18,511,273)**	**$(10,190,726)**	**-122.48%**	**$(18,511,273)**
Category: 400 - Taxes	**$(5,014,688)**	**$(5,389,434)**	**$(5,389,434)**	**$(1,691,593)**	**$(5,497,223)**	**$(107,789)**	**-2%**	**$(5,497,223)**
111-4000-40210 - SALES TAX	-$5,014,688	-$5,389,434	-$5,389,434	-$1,691,593	-$5,497,223	-$107,789	-2%	-$5,497,223
Category: 430 - Intergovernmental	-	-	-	-	-	-	-	-
111-4000-43518 - 380 ECONOMIC AGREEMENTS	$0	$0	$0	$0	$0	$0	0%	$0
Category: 460 - Interest Income	**$(363,587)**	**$(10,000)**	**$(10,000)**	**$(102,315)**	**$(10,000)**	-	-	**$(10,000)**
111-4000-46110 - ALLOCATED INTEREST EARNINGS	-$363,587	-$10,000	-$10,000	-$102,315	-$10,000	$0	0%	-$10,000
Category: 480 - Miscellaneous Income	**$(242,135)**	**$(2,921,113)**	**$(2,921,113)**	**$(115,646)**	**$(13,004,050)**	**$(10,082,937)**	**-345.17%**	**$(13,004,050)**
111-4000-48110 - RENTAL INCOME	-$9,500	-$22,800	-$22,800	-$11,400	-$22,800	$0	0%	-$22,800
111-4000-48410 - MISCELLANEOUS INCOME	-$397	$0	$0	$0	$0	$0	0%	$0
111-4000-48430 - GAIN/(LOSS) SALE OF CAP ASSETS	-$232,238	-$2,898,313	-$2,898,313	-$104,246	-$12,981,250	-$10,082,937	-348%	-$12,981,250
Category: 490 - Transfers In & Other Financing Sources	**$(6,800,500)**	**$(9,600,000)**	-	-	-	-	-	-
111-4000-49325 - BANK NOTE PROCEEDS	-$6,800,500	-$9,600,000	$0	$0	$0	$0	0%	$0
	$(12,420,910)	**$(17,920,547)**	**$(8,320,547)**	**$(1,909,554)**	**$(18,511,273)**	**$(10,190,726)**	**-122.48%**	**$(18,511,273)**

WEDC
FY 2026-2027 EXPENSES

Account	2025 Actual	2026 Budget	2026 Base Budget	2026 YTD Actual	2026 Projected	2027 Base Budget	2027 Base vs 2026 Base $	2027 Base vs 2026 Base %	2027 Proposed
Fund: 111 - WYLIE ECONOMIC DEVELOPMENT CORP	**$13,000,490**	**$22,143,607**	**$12,543,607**	**$2,613,275**	**$22,143,607**	**$13,582,691**	**$1,039,084**	**8.28%**	**$13,582,691**
Department: 5611 - DEVELOPMENT CORP-WEDC	**$13,000,490**	**$22,143,607**	**$12,543,607**	**$2,613,275**	**$22,143,607**	**$13,582,691**	**$1,039,084**	**8.28%**	**$13,582,691**
Category: 510 - Personnel Services	**$692,822**	**$777,930**	**$777,930**	**$325,968**	**$777,930**	**$709,863**	**$(68,067)**	**-8.75%**	**$709,863**
Category: 520 - Supplies	**$8,978**	**$8,300**	**$8,300**	**$3,470**	**$8,300**	**$10,300**	**$2,000**	**24.1%**	**$10,300**
Category: 540 - Materials for Maintenance	**$1,975**	**$10,150**	**$10,150**	**-**	**$10,150**	**$10,150**	**-**	**-**	**$10,150**
Category: 560 - Contractual Services	**$11,064,717**	**$6,780,798**	**$6,635,798**	**$1,359,949**	**$6,780,798**	**$10,177,998**	**$3,542,200**	**53.38%**	**$10,177,998**
111-5611-56030 - INCENTIVES	$960,000	$1,510,000	$1,510,000	$132,500	$1,510,000	$5,507,500	$3,997,500	265%	$5,507,500
111-5611-56040 - SPECIAL SERVICES	$195,992	$232,270	$87,270	$1,040	$232,270	$57,270	-$30,000	-34%	$57,270
111-5611-56041 - SPECIAL SERVICES-REAL ESTATE	$39,081	$221,000	$221,000	$3,753	$221,000	$81,000	-$140,000	-63%	$81,000
111-5611-56042 - SPECIAL SERVICES-INFRASTRUCTURE	$9,110,656	$3,200,000	$3,200,000	$742,668	$3,200,000	$1,100,000	-$2,100,000	-66%	$1,100,000
111-5611-56080 - ADVERTISING	$130,394	$276,125	$276,125	$136,296	$276,125	$336,125	$60,000	22.00%	$336,125
111-5611-56090 - COMMUNITY DEVELOPMENT	$49,272	$74,450	$74,450	$29,358	$74,450	$74,450	$0	0%	$74,450
111-5611-56110 - COMMUNICATIONS	$6,845	$7,900	$7,900	$2,397	$7,900	$7,900	$0	0%	$7,900
111-5611-56180 - RENTAL	$29,250	$50,000	$50,000	$17,000	$50,000	$54,000	$4,000	8%	$54,000
111-5611-56210 - TRAVEL & TRAINING	$77,690	$95,500	$95,500	$50,080	$95,500	$95,500	$0	0%	$95,500
111-5611-56250 - DUES & SUBSCRIPTIONS	$84,537	$91,053	$91,053	$66,674	$91,053	$91,053	$0	0%	$91,053
111-5611-56310 - INSURANCE	$6,120	$6,800	$6,800	$2,464	$6,800	$6,800	$0	0%	$6,800
111-5611-56510 - AUDIT & LEGAL SERVICES	$63,462	$53,000	$53,000	$13,865	$53,000	$53,000	$0	0%	$53,000
111-5611-56570 - ENGINEERING/ARCHITECTURAL	$308,888	$960,300	$960,300	$160,876	$960,300	$2,711,000	$1,750,700	182%	$2,711,000
111-5611-56610 - UTILITIES-ELECTRIC	$2,530	$2,400	$2,400	$978	$2,400	$2,400	$0	0%	$2,400
Category: 570 - Debt Service & Capital Replacement	**$1,231,998**	**$2,314,815**	**$1,883,249**	**$863,888**	**$2,314,815**	**$2,674,380**	**$791,131**	**42.01%**	**$2,674,380**
Category: 580 - Capital Outlay	**-**	**$12,251,614**	**$3,228,180**	**$60,000**	**$12,251,614**	**-**	**-**	**-**	**-**
111-5611-58110 - LAND-PURCHASE PRICE	$4,481,820	$12,251,614	$3,228,180	$2,326,681	$12,251,614	$0	-$3,228,180	-100%	0
111-5611-58210 - STREETS & ALLEYS	$0	$0	$0	$0	$0	$0	$0	0%	0
111-5611-58995 - CONTRA CAPITAL OUTLAY	-$4,481,820	$0	$0	-$2,266,681	$0	$0	$0	0%	0
	$13,000,490	**$22,143,607**	**$12,543,607**	**$2,613,275**	**$22,143,607**	**$13,582,691**	**$1,039,084**	**8.28%**	**$13,582,691**