

Minutes
Wylie Economic Development Corporation
Board of Directors Regular Meeting

January 21, 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 Vice President Harold Smith, Melisa Whitehead, and Alan Dayton. Demond Dawkins arrived at 7:35 a.m. prior to the invocation.

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

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, BRE Director Angel Wygant, Research Analyst Marissa Butts, and Economic Development Coordinator Christy Stewart.

INVOCATION & PLEDGE OF ALLEGIANCE

President Brininstool led the Pledge of Allegiance, and Demond Dawkins gave the invocation.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President 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 December 17, 2025, Regular Meeting of the WEDC Board of Directors.**
- B. Consider and act upon approval of December 2025 WEDC Treasurer's Report.**

Board Action

A motion was made by Demond Dawkins, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5-0.

President Brininstool moved to the Discussion Items.

DISCUSSION ITEMS

- DS1. Discussion regarding architectural services at Hwy 78 & Brown.**

Discussion

Staff opened the discussion regarding Cooper Plaza and the possibility of connecting the mixed-use development to Downtown Wylie. Staff shared a draft Request for Qualifications/Proposal for

architectural concept design services. The scope of services would include concept site plan options for an office or coworking building totaling 20,000 to 25,000 square feet of leasable space on lot six, with one- and two-building configurations and interconnectivity to lots two through five and lot seven. Staff discussed options for the site's marketing plan. Staff discussed the need for guidance regarding order of operations. The Board expressed interest in moving forward with an RFQ/RFP for architectural services for Cooper Plaza.

DS2. Discussion regarding pond maintenance services at Hwy 78 & Brown.

Discussion

Staff opened the discussion with information regarding the routine maintenance, sport fish stocking, and fountain options for the detention pond at Hwy 78 & Brown. Mayor Porter noted that, due to ongoing nearby construction, fish stocking may need to be put on hold until construction is complete. Staff discussed using fish for targeted mosquito and algae control; if algae are not controlled, the pond would require dredging sooner, which could be costly. Staff and Board shared concerns about a fountain and expressed no interest in adding one at this time. The Board suggested having an on-call option for the pond maintenance in the event of emergencies. Staff advised that they are waiting for final feedback from the maintenance company regarding emergency visits.

DS3. Discussion regarding ICSC Events.

Discussion

Staff opened the discussion regarding ICSC Las Vegas in May 2026. Staff noted that hotel rooms are booked, and flights must be purchased as soon as possible. The Board discussed which members would attend, with Vice President Smith and Melisa Whitehead committed to attend in 2026.

DS4. Discussion and updates from WEDC Committees.

Discussion

Staff opened the discussion by sharing that the Strategic Planning Committee Meeting has met, and a Budget, Finance, and Audit Committee Meeting is scheduled for later this month. Staff discussed the Strategic Planning Committee's review of the 2026 Goals and Objectives, which include Downtown/Hwy78 Revitalization and Expansion, Longer-Term Downtown Revitalization and Expansion, FM 544 Developments, Hwy 78 Developments, and Business, Retention, Workforce & Entrepreneurship Support. President Brininstool noted the Strategic Planning Committee's goal of prioritizing what can be accomplished within the next 12 months and prioritizing it accordingly. Staff discussed the Additional Initiatives Identified, noting that they are necessary to accomplish many of the stated goals. Board Member Dawkins asked City Manager Parker to share concerns related to the City as they may relate to WEDC Goals and Objectives. City Manager Parker discussed a variety of initiatives, including the desire to see the top five goals accomplished, to ensure that the City of Wylie is seen as developer-friendly, to bring business to Wylie, and to hold a joint discussion between the City Council and WEDC Board regarding the city's goals. Staff discussed the investments made in engineering and infrastructure that will enable projects to come to fruition, driving revenue growth and increased taxable value.

DS5. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Discussion

Staff referred the Board to the Agenda Report provided in the packet for all updates related to WEDC Property Updates, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming

Events, and WEDC Activities/Programs. Staff noted that the Atmos Gas Main Extension construction will begin on January 26, 2026. Regarding BRE, staff shared that more companies are reaching out for training and workforce development needs. Staff discussed upcoming WEDC Board Meeting dates and potential conflicts to gauge interest in rescheduling any meetings. The Board agreed to reschedule the March WEDC Board Meeting to March 11th and the May meeting to May 13th. Staff noted a 1.62% increase in sales tax revenues for January and a 3.14% increase so far this year.

EXECUTIVE SESSION

Recessed into Closed Session at 8:27 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, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Birmingham, State Hwy 78/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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: 2022-1b, 2022-10d, 2023-1c, 2023-2d, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10f, 2025-11g, 2025-11h, 2025-11j, 2025-12b, 2025-12e, 2025-12f, 2025-12g, 2025-12h, 2025-12i, 2025-12j, 2025-12k, 2026-1a, 2026-1b, and 2026-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 9:50 a.m. and moved to consider Regular Agenda Item 1.

REGULAR AGENDA

1. Consider and act upon lease of WEDC office space.

Discussion

Staff reminded the Board that the WEDC has leased office space at 250 S. Highway 78 since 2010. Staff stated that the lease renewal is up on January 31, 2026, and shared a copy of the proposed three-year lease.

Board Action

A motion was made by Demond Dawkins, seconded by Alan Dayton, to authorize a 36-month Commercial Lease between the WEDC and Wylie Industrial Court, Ltd. For the lease of office space at 250 S. Highway 78, Wylie, Texas. A vote was taken, and the motion passed 5-0.

The Board took the following actions as a result of Executive Session:

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 2025-8i in an amount not to exceed \$25,000. A vote was taken, and the motion passed 5-0.

Board Action

A motion was made by Alan Dayton, seconded by Demond Dawkins, to authorize the WEDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$200,000. A vote was taken, and the motion passed 5-0.

FUTURE AGENDA ITEMS

There were no Items requested for inclusion on future agendas.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 9:53 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director