

Minutes
Wylie Economic Development Corporation
Board of Directors Special Called Meeting

May 13, 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 7:31 a.m. Board Members present were Harold Smith and Melisa Whitehead.

Ex-Officio Member City Manager Brent Parker was Present.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Angel Wygant gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Ex-Officio Member Mayor Matthew Porter entered the meeting at 7:32 a.m.

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 Minutes from April 15, 2026, Regular Meeting of the WEDC Board of Directors and Wylie City Council.**
- B. Consider and act upon approval of Minutes from April 22, 2026, Special Called Meeting of the WEDC Board of Directors.**
- C. Consider and act upon approval of the April 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 7:34 a.m. during Executive Session.

EXECUTIVE SESSION

Recessed into Closed Session at 7:33 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. 551.074. 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: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-9a, 2025-10f, 2026-2k, 2026-3b, 2026-3e, 2026-3g, 2026-4a, 2026-4b, 2026-4c, 2026-4f, 2026-4g, 2026-5a, 2026-5b and 2026-5c.

Mayor Porter left during Executive Session at 8:30 a.m.

President Brininstool left during Executive Session at 9:13 a.m.

City Manager Brent Parker left during Executive Session at 9:17 a.m.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

Vice President Smith reconvened into Open Session at 9:25 a.m., and the Board took the following action:

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to authorize the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed \$2,500,000. A vote was taken, and the motion passed 3-0.

Vice President Smith then moved back to the Regular Agenda items.

REGULAR AGENDA

1. Consider and act upon issues surrounding Sanden Boulevard.

Discussion

Staff reminded the Board that WEDC has been working with Kimley-Horn to coordinate improvements to Sanden Blvd. Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the Sanden Boulevard Widening. Staff provided an overview of IPO #21, as outlined in the agenda report.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to award the contract to Kimley Horn & Associates, Inc. in the amount of \$871,000 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

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

Discussion

Within the 2026 Goals & Objectives, the WEDC Board has identified the need to update the concept plans and market/sell lots at Cooper Plaza. As such, staff have solicited qualifications and proposals from select architectural firms to provide concept-level architectural and site planning services for Cooper Plaza. Staff noted that three proposals were received and that additional information would be helpful for a like-for-like comparison. Staff requested more time to seek additional clarification on each proposal so the item can be brought back to the Board for consideration next month.

Board Action

No action taken by the Board at this time.

3. Consider and act upon a Professional Services Proposal between the WEDC and Pettit & Ayala Consulting.

Discussion

Staff discussed re-engaging Pettit & Ayala Consulting, formerly David Pettit Economic Development (DPED) for professional economic development services related to the creation of a Tax Increment Reinvestment Zone (TIRZ). Staff reviewed potential areas for future consideration, including Downtown and the South Ballard Overlay, and discussed how TIRZ funding could support redevelopment, infrastructure improvements, and economic development initiatives. Staff noted that the proposed service fee is a lump sum of \$40,000 per TIRZ created, and that the City Council would ultimately determine TIRZ boundaries as part of their future planning and budget discussions.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve a Professional Services Proposal between WEDC and Pettit & Ayala Consulting and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

4. Consider and act upon a naming proposal at the Collin College Wylie Campus Career Technical Education Building.

Discussion

Staff discussed WEDC's continued partnership and support of Career and Technical Education initiatives, including previous partnerships, such as the Small Business Center naming at the Smith Public Library. Staff reviewed WEDC's longstanding involvement in helping bring the Collin College campus to Wylie and discussed a proposed partnership opportunity for naming rights to a first-floor classroom within the new Collin College Wylie Campus CTE Building, with payments structured over a three-year period for a five-year term and renewal options.

Board Action

A motion was made by Melisa Whitehead, seconded by Demond Dawkins, to approve a naming proposal at the Collin College Wylie Campus Career Technical Education Building in the amount of \$30,000 and authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 3-0.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff provided Committee updates, reporting that the Business Retention and Expansion Subcommittee met to discuss partnership opportunities and coordination efforts to support the transition of responsibilities from BRE Director Angel Wygant to EDC Coordinator Christy Stewart. Staff also discussed the need for an additional Budget, Finance, and Audit Committee meeting prior to the June 17th Board Meeting to meet the FY 2026-2027 budget timeline requirements.

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

With the necessary timeline discussed in DS1, the Budget, Finance and Audit Committee agreed to a meeting on June 12th at 12 p.m. to review the budget prior to the June WEDC Board Meeting. Staff noted that a calendar invite will be sent to the Committee.

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 programs and partnerships. Staff provided project updates on the sale of 544 Gateway/Lot 2 and pending additional real estate transactions, noting ongoing progress and anticipated closing timelines. Staff also discussed updates to the engineering reports, including the completion of the Atmos gas line on Hwy 78. Staff thanked those who attended the John Yeager Way Road Opening Ceremony and welcomed Valerie Scott to the WEDC team. Staff reported that sales tax revenues were up 1.50% in May. Staff also shared upcoming event reminders, including Angel Wygant's retirement celebration, Chamber events, Board and Commission interviews, the Women's Conference, and the In-Sync Gala.

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 9:54 a.m.

Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director