



# NOTICE OF MEETING

## Regular Meeting Agenda

August 19, 2016 – 6:30 A.M.  
WEDC Offices – Conference Room  
250 South Highway 78 – Wylie, Texas

Marvin Fuller .....	President
Mitch Herzog .....	Vice President
John Yeager .....	Secretary
Todd Winters .....	Treasurer
Demond Dawkins.....	Board Member
Mayor Eric Hogue.....	Ex-Officio Member
Mindy Manson, City Manager .....	Ex-Officio Member
Samuel Satterwhite .....	Executive Director
Jason Greiner .....	Assistant Director
Angel Wygant .....	Senior Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City Website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame.*

### **CALL TO ORDER**

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*Announce the presence of a Quorum.*

### **CITIZEN PARTICIPATION**

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*Residents may address the WEDC Board regarding an item that is or is not listed on the agenda. Residents must provide their name and address. The WEDC Board requests that comments be limited to three (3) minutes. In addition, the WEDC Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

### **ACTION ITEMS**

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- I. Consider and act upon approval of the July 15, 2016 Minutes of the Wylie Economic Development Corporation (WEDC) Board of Directors Meeting.
- II. Consider and act upon approval of the July 2016 WEDC Treasurer’s Report.
- III. Consider and act upon issues surrounding repairs to WEDC property located at 605 Commerce Street.
- IV. Consider and act upon issues surrounding a Performance Agreement between the WEDC and Wylie Flower and Gift Shop.
- V. Consider and act upon issues surrounding a Performance Agreement between the WEDC and McClure Partners Development Company, LLC.

**DISCUSSION ITEMS**

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VI. Staff report: review issues surrounding WEDC Performance Agreement Summary, 605 Commerce, demolition of WEDC properties, insurance claims on WEDC properties, WEDC/City of Wylie Regional Marketing Campaign, ICSC Expenses, La Quinta Inn & Suites, Woodbridge Crossing/InvenTrust, and regional housing starts.

**EXECUTIVE SESSION**

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*Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:*

**Section 551.072** (Real Estate) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act). Consider the sale or acquisition of properties located near the intersection of:

- Cooper Drive & State Highway
- F.M. 544 & Commerce

**Section 551.087** (Economic Development) of the Local Government Code, Vernon’s Texas Code Annotated (Open Meetings Act).

- Project 2016-1b
- Project 2016-6a
- Project 2016-6c
- Project 2016-8a
- Project 2016-8b
- Project 2012-10a

**RECONVENE INTO OPEN MEETING**

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**ADJOURNMENT**

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**CERTIFICATION**

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*I certify that this Notice of Meeting was posted on this 15<sup>th</sup> day of August at 5:00 p.m.as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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Carole Ehrlich, City Secretary

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Date Notice Removed

**Minutes**  
**Wylie Economic Development Corporation**  
**Board of Directors Meeting**

Friday, July 15, 2016 – 6:30 A.M.  
WEDC Offices – Conference Room  
250 South Highway 78 – Wylie, Texas

**CALL TO ORDER**

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*Announce the presence of a Quorum*

President Marvin Fuller called the meeting to order at 6:32 a.m. Board Members present were Todd Winters and Demond Dawkins.

Ex-officio members City Manager Mindy Manson and Mayor Eric Hogue were present.

WEDC staff present was Executive Director Sam Satterwhite and Senior Assistant Angel Wygant.

**CITIZEN PARTICIPATION**

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With no citizen participation, President Fuller proceeded to Action Items.

**ACTION ITEMS**

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**ITEM NO. 1 – Consider and act upon approval of the June 17, 2016 Minutes of the Wylie Economic Development Corporation (WEDC) Board of Directors Meeting.**

**MOTION:** A motion was made by Todd Winters and seconded by Demond Dawkins to approve the June 17, 2016 Minutes of the Wylie Economic Development Corporation. The WEDC Board voted 3 – FOR and 0 – AGAINST in favor of the motion.

**ITEM NO. 2 – Consider and act upon approval of the June 2016 Treasurer’s Report.**

Staff reported that sales tax receipts were up 32.91% but that prior month collections accounted for \$42,402 which may have been a result of home improvements purchased as a result of the hail storm. Even with the prior month collections netted out for comparison sake, the gain would still be 26%.

**MOTION:** A motion was made by Demond Dawkins and seconded by Todd Winters to approve the June 2016 WEDC Treasurer’s report as amended. The WEDC Board voted 3 – FOR and 0 – AGAINST in favor of the motion.

**ITEM NO. 3 – {Remove from Table} Consider and act upon issues surrounding the FY 2016-2017 WEDC Budget.**

**MOTION:** A motion was made by Todd Wintters and seconded by Demond Dawkins to Remove Item from Table. The WEDC Board voted 3 FOR and 0 – AGAINST in favor of the motion.

Staff reviewed the detailed budget providing \$4,484,297 in available resources as follows:

Beginning Fund Balance	\$465,686
Sales Tax	2,467,295
Note Receivable	11,958
Rental Income	72,600
Pad Sales	1,350,000
Infrastructure Participation	115,758
Interest Earnings	<u>1,000</u>
Total	\$4,484,297

The Beginning Fund Balance reflects significant expenses through the end of FY 15 - 16 including the purchase of property from FBC Wylie (\$150,000), demolition of WEDC properties on Cooper Drive and Industrial Court (\$237,000), incentive commitments (\$170,000), a new project staff is pursuing which may involve a \$200,000 expenditure in September, and debt service (\$250,000).

Sales tax receipts have been calculated by estimating FY 15 - 16 year-end receipts at \$2.35 mm and assuming a modest 5% gain for FY 16 - 17. Developed in conjunction with the City of Wylie Finance Department, projections are conservative by design so as not to be adversely affected by a downturn in retail sales.

Rental income has been greatly reduced from previous years with the redevelopment of the Cooper Drive/Industrial Court properties and the subsequent loss of 6 income producing properties (not including Mann Made and Exco). Conversely, the WEDC is anticipating revenue from the sale of a ±1.5-acre pad site at the corner of Cooper and State Highway 78. Additionally, the WEDC is also negotiating for participation (\$115,758) from the potential buyer for demolition of the Exco property and construction of the deceleration lane.

Expenses are typically budgeted to equal total available resources. In the last twenty years the WEDC has not expended more than the total available resources. However, with the lowest Beginning Fund Balance in recent history, the Board may be faced with cutting certain programs should a significant project present itself. To that end, funds could easily be reallocated to address an unanticipated project at any time. For example, \$400,000 could be reallocated from Incentives (*future projects*), Travel & Training, and various other accounts should WEDC priorities shift.

The following provides detail within identified accounts which include items over and above fixed expenses or addresses a new program:

There are no significant changes in **Supplies** other than the inclusion of \$2,000 for WEDC pad folios distributed to clients and leadership Wylie classes which should meet WEDC needs for at least two years. Also within Supplies the budget reflects a continued commitment of \$5,000 for materials within the WEDC Small Business Center located in the Smith Public Library.

**Incentives** reflects a budget of \$1,174,019. Within this budget, \$862,947 is allocated for ongoing WEDC commitments associated with sixteen projects. Within those sixteen projects, eight projects will conclude in FY 16 – 17 freeing up \$313,173 for the FY 17 – 18 Budget. The *Future Projects* line item (\$311,072) within Incentives represents uncommitted funds within the total budget to be used for incentive programs.

**Special Services** includes general consulting services of \$50,000 and an additional \$50,000 for environmental services. While there are no new proposals for environmental services, staff anticipates various studies to be required for existing and future projects associated with Commerce, Cooper, and a new property staff will be recommending within Executive Session for acquisition.

**Advertising** represents the largest increase over prior year's spending. Staff had reported during the June Board Meeting that the 4Most Business funding would replace general advertising for the Wylie Connection and Wylie News. As well, the Board directed staff to ensure that a greater emphasis was given to a regional marketing initiative from a budget perspective and staff commitment. To that end, staff has been meeting with the City Public Information Office (PIO) which is much more capable of coordinating a regional marketing effort and is eager to do so. However, over the last 30 days it has not been possible to develop an advertising campaign with line item deliverables. What has been discussed though is that to undertake a marketing initiative to promote Wylie within the Metroplex a budget of \$100,000 is more realistic opposed to \$10,000 budgeted for in previous years.

The approach will be to coordinate everything in-house with the PIO office taking the lead with program design and creative license, and then present the overall direction and budget to the WEDC Board of Directors for approval. The PIO has assured staff that a plan can be put in place and rolled out in October/November. Staff understands that this is a significant departure from past budgets, but to be seriously committed to the goal of making Wylie more of a household name inside and outside Collin County a budgetary commitment is required.

Within **Community Development** a Regional Brokerage event is budgeted to promote Wylie to 15 – 20 of the commercial brokers from the Metroplex. Approximately 10 WEDC/City representatives will also be in attendance so it will be a much more focused event than previous business promotion efforts. In addition, there will be \$5,000 budgeted for an Industrial Appreciation event focusing solely on local businesses. Also tying into the BRE Program will be participation in the Education Foundation Fit 4 Business event within which the WEDC will seek out multiple local businesses to participate. Also included within the Community Development budget is Sporting Events which includes 12 tickets to Mavericks games.

Within **Travel & Training** the only change from previous budgets is \$5,500 itemized for certification classes (3) for the Assistant Director. The budget also continues to support registration, travel, lodging, and meals for the ICSC National Retail Conference.

New within **Debt Service** are principal and interest payments associated with the Edge/Linduff project. Also new to the budget is debt service for Project DW<sup>2</sup> which will be detailed more specifically within Executive Session. Finally, based upon the pending (and required) sale of a WEDC pad site on 78, staff is proposing Principal Reduction of \$1,000,000.

**Land** has been reduced from a previous presentation to \$50,000. Funds were reallocated to account for increased expenses associated with Project DW<sup>2</sup>. Also, \$331,300 is budgeted for infrastructure improvements to develop WEDC pad sites on 78.

**Finally**, the WEDC continues to fund Interdepartmental Assistance in the amount of \$5,000 for payroll and accounting services from the City Finance Department.

Staff recommended that the Board of Directors approve the FY 2016 – 2107 WEDC Budget as presented.

The Board requested to continue voting on the final budget until after Executive Session discussion to ensure that no changes were needed as a result of those discussions.

**MOTION:** Following Executive Session discussion, a motion was made by Demond Dawkins and seconded by Mitch Todd Wintters to approve the FY 2016-2017 WEDC Budget as presented. The WEDC Board voted 3 – FOR and 0 – AGAINST in favor of the motion.

**ITEM NO. 4 – Consider and act upon a Budget Amendment for FY 2015-16.**

Board President Fuller noted that the Agenda erroneously identified the budget year for this item as FY 2016-2017 with the Item Memorandum correctly identifying the budget year as FY 2015-16. Staff reminded the Board that in February 2016 the remaining balance of American National Bank Loan #88157334 in the amount of \$1,685,000 completed funding. These loan proceeds were applied to the purchase of 710 Business Way and 398 S. Hwy 78. In order to account for these funds in the proper accounts, WEDC requested that a budget transfer be approved to increase the revenue account for loan proceeds by \$1,685,000 and to increase the expense account for land purchases by \$1,685,000.

Staff recommended that the WEDC Board of Directors approve a Budget Transfer Request increasing revenues in loan proceeds by \$1,685,000 and expenses for Land Purchases by \$1,685,000.

**MOTION:** A motion was made by Todd Wintters and seconded by Demond Dawkins to approve a Budget Transfer Request increasing revenues in loan proceeds by \$1,685,000 and expenses for Land Purchases by \$1,685,000. The WEDC Board voted 3 – FOR and 0 – AGAINST in favor of the motion.

## **DISCUSSION ITEMS**

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### **ITEM NO. 5 – Discuss issues surrounding a potential amendment to WEDC By-Laws.**

Each year the Wylie City Council considers appointments to the WEDC Board of Directors for Board Members who have a term expiring. This current year Board Members Fuller and Herzog were reappointed to new three year terms. During the Boards & Commission Committee Meeting, which included three Council Members, and at the full Council Meeting at which all Boards & Commission members were appointed/reappointed, there was significant discussion surrounding the potential need for a Board Member ‘in training’. The overriding theme of the discussion was that in the future there may be a need to replace one of the five voting Board Members and there might be a short term void in terms of historical perspective and understanding of certain WEDC initiatives which may take years to accomplish.

Staff was present during these discussions and commented that there is no mechanism within the By-Laws which allow for this type of position and even if there was an informal ‘Board Member in training’ position created, the individual could not participate in Executive Session which would be counter to the intent of the position. Within the full Council discussion, Mayor Hogue directed WEDC staff to take this issue to the WEDC and return to the Council with Board feedback. Staff did comment however that the By-Laws could be changed with approval of the Board and Council to create a new Ex-Officio, non-voting, Board Member.

First of all, staff believes that additional input is always welcome and furthers the decision making process. While there has been very little turnover in Board positions over several years, there will probably come a day in the near future where turnover is imminent solely based upon 20-year plus tenure in multiple Board Members. Therefore, having an individual which has participated in the Board decision making process for multiple years prior to becoming a voting member will create a seamless transition from a member in training to a voting member if the Council so chooses to make that decision during the appointment process. In theory however, the Council would not be required to replace a Member with a member in training. Hence, the discussion of whether the ‘in-training’ member automatically transitions to be a voting member at the proper time is mute.

Staff sought direction from the Board on this matter. Should the Board be interested in pursuing the creation of an ex-officio board member in training, staff will convey the same to the City Council and begin preparing changes to the existing By-Laws which were last amended in 1999 and presented as an attachment to this item for Board members to review.

Staff had no recommendation and no formal Action was required as this Item was posted as a Discussion Item only. The Board discussed the logistics of making this change and directed Staff to continue with the Board composition as is for the time being.

**ITEM NO. 6 - Staff Report:** review issues surrounding WEDC Performance Agreement Summary, 605 Commerce, Collin College Workforce & Economic Development, Bart Peddicord Community Center, insurance claims resulting from hail storm, demolition of WEDC properties located on Commerce/Industrial, and regional housing starts.

WEDC Performance Agreement Summary

Attached for the Board's review was a summary of all outstanding Performance Agreements including: Ascend Custom Extrusion, All State Fire Equipment, B&B Theatres Operating Company, Clark Street Development, Dank Real Estate, Exco Extrusion Dies, FLM Development, Freudiger Holdings, Getset, KREA Acquisition, Patna Properties, VIAA Properties, Von Runnen Holdings, Woodbridge Crossing, and the Wedge Corporation.

Woodbridge Crossing

Attached for the Board's review was the Sales Tax Reimbursement Report which identifies all sales taxes received through June 2016 within Woodbridge Crossing for the City General Fund, the WEDC, and the 4B. As a reminder, the City and WEDC reimbursed 85% of all sales tax generated within Woodbridge Crossing through September 2013 with the reimbursement percentage reduced to 65% thereafter. Due to the default under the Amended and Restated Performance Agreement, Woodbridge Crossing is only eligible to receive up to \$6 million in sales tax reimbursement through September 2021 as opposed to the maximum reimbursement of \$12 million originally contemplated.

\$3,617,285 in reimbursement has been earned through June 2016 with net receipts of \$2,723,657.84 after reimbursements. As well, it is estimated that \$3.5 mm has been paid in ad valorem taxes to the City of Wylie (excluding the WISD).

As shown on the Sales Tax Reimbursement Report, \$100,410.40 was generated in sales tax in April 2016 versus \$94,313.63 in April 2015. This represents a 6.46% increase over 2015 receipts.

605 Commerce

Attached for the Board's review was a spreadsheet tracking all activities with W&M Environmental for FY 2014-15 and FY 2015-16. W&M has prepared Phase I & II reports for Mann Made, K&M, Business Way, is processing the VCP application for the Commerce property, and processing the Municipal Setting Designation through the City.

Collin College Workforce & Economic Development

On July 27, 2016 Collin College will be hosting a luncheon at which partnership opportunities with the College will be presented. Representatives from Wylie, Sachse, Murphy, Lavon, St. Paul, and Farmersville will be invited. More specifically representatives from the above municipalities, WISD, Chambers of Commerce, EDC's, and local businesses.

Bart Peddicord Community Center

On July 19<sup>th</sup> representatives from the WEDC, City Manager's Office, and Parks Department will be discussing the future of the Bart Peddicord Center. The Center is currently closed due to hail damage. The primary topic will be does the current utilization of the facility justify the expense of repairing the damage in addition to ongoing operating expenses.

Insurance Claims

For the six structures on Industrial Court the insurance adjuster identified \$95,507.88 in Actual Cash Value (ACV). For the four structures on Birmingham, Cooper, Oak, and Commerce an ACV of \$191,097.97 was identified in addition to \$100,046.95 in Recoverable Depreciation. There will be no deductible associated with this claim for the WEDC and the City-wide deductible is only \$1,000.

Demolition of WEDC Properties on Commerce/Industrial Court

Demolition of the remaining 6 structures located on Industrial Court will begin on July 22<sup>nd</sup>. The process should take approximately 4 weeks depending on whether Intercon reuses the buildings. If Intercon does not reuse the structures, the time frame could be cut in half. Upon completion of the remaining demolition, Intercon will be grading the Exco/Mann property as well.

Regional Housing Starts

Fifty-eight homes were permitted in Wylie for the month of June 2016. Sachse, Lavon, Murphy and Inspiration permitted a combined forty-three homes over the same period.

No action is requested by staff for this item.

**EXECUTIVE SESSION**

*Recessed into Closed Session at 7:15 a.m. in compliance with Section 551.001, et.seq. Texas Government Code, to wit:*

**Section 551.072** (Real Estate) of the Local Government Code, Vernon's Texas Code Annotated (Open Meetings Act). Consider the sale or acquisition of properties located near the intersection of:

- Cooper & State Highway 78
- F.M. 544 & Commerce
- F.M. 544 & Sanden

**Section 551.087** (Economic Development) of the Local Government Code, Vernon's Texas Code Annotated (Open Meetings Act).

- Project 2016-1b
- Project 2016-6a
- Project 2016-6b
- Project 2016-6c
- Project 2016-7a

**RECONVENE INTO OPEN MEETING**

The WEDC Board of Directors reconvened into open session at 7:45 a.m. and a motion was made by Demond Dawkins and seconded by Mitch Todd Wintters to approve the FY 2016-2017 WEDC Budget as presented. The WEDC Board voted 3 – FOR and 0 – AGAINST in favor of the motion.

**ADJOURNMENT**

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With no further business, President Fuller adjourned the WEDC Board meeting at 7:46 a.m.

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**Marvin Fuller, President**

**ATTEST:**

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**Samuel Satterwhite, Director**

# Wylie Economic Development Corporation

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## MEMORANDUM

**TO:** Samuel Satterwhite, Executive Director 

**FROM:** Angel Wygant, Senior Assistant 

**SUBJECT:** July 2016 Treasurer's Report

**DATE:** August 8, 2016

### Issue

Consider and act upon approval of the July 2016 WEDC Treasurer's Report.

### Analysis

#### *From the Balance Sheet, page 1:*

Deposits - \$12,000. This amount reflects a deposit WEDC paid to Wylie Industrial Court for the current location of the WEDC office in the amount of \$2,000 and a \$10,000 Deposit for DW<sup>2</sup> property.

Loan Receivable - \$64,798.60. This represents the balance of the Wylie Ice Cream Holdings note, which is reduced by the principal paid each month. There was a starting balance of \$93,950 as of December 2012. Wylie Ice Cream Holdings has 41 payments remaining with a balloon payment of \$33,248.44 due on 12-15-19.

Account Rec – Forgivable Loans - \$533,333.33. This figure includes the remaining balance of The Wedge loan in the amount of \$183,333.33. Assuming The Wedge remains in compliance with their Performance Agreement, forgiveness of the remaining loan balance will be made in 2 additional payments in the amount of \$91,666.67 on 12/31/16 and \$91,666.66 on 12/31/17. The figure above also includes the loan made to Exco Extrusion Dies in the amount of \$350,000. Assuming Exco remains in compliance with the terms of the Performance Agreement, this loan will be forgiven in 5 equal amounts of \$70,000 beginning on the one-year anniversary of their Certificate of Occupancy (CO).

Deferred Outflows - \$667,173. This is a total of incentive payments which are due in the future. A breakdown of these charges include: T. W. Snider & Assoc. - \$120,000, Ascend Extrusion – Phase II - \$48,000, B & B Theatres - \$75,000, Dank Real Estate - \$7,500, GetSet - \$20,000, All State Fire - \$40,000, Von Runnen Holdings - \$20,000, Exco Extrusion Dies – \$80,000, KREA

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August 8, 2016

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\$100,000, VIAA \$20,000, Patna Properties \$30,000, FLM Development \$76,673, and Freudiger Holdings \$30,000.

***From the Balance Sheet, page 2:***

Deferred Inflow - \$259,798.60. The Deferred Inflow Account tracks loans receivable from Wylie Ice Cream Holdings and Exco Extrusion Dies. The Wylie Ice Cream loan receivable is reduced by the monthly principal payment which for July was \$723.48. The Exco Extrusion Dies loan will be reduced by \$70,000 annually for 5 years beginning one year from Certificate of Occupancy.

***Revenue and Expense Report, page 2:***

Interest Earnings - \$273.01. Interest earnings from the Wylie Ice Cream Holdings.

Loan Repayment - \$723.48. Principal payment from the Wylie Ice Cream Holdings.

Rental Income – \$7,700. Helical Concepts - \$400, Trimark Catastrophe - \$1,500, Richmond Hydromulch - \$1,000, Wheels Unlimited - \$2,800 and JC Ornamental - \$2,000.

Insurance Recoveries - \$186,451.34. Additional payments were received this month from TML for hailstorm insurance claims. A total of \$216,929.34 has been received to date. We anticipate a total of \$318,051.83 in ACV payments plus depreciation on repaired buildings.

***Revenue and Expense Report, page 3:***

Office Supplies - \$94.55. ICAN books (\$6.82), Router Cable (\$10.48), Gen Office Supplies (\$77.25).

Food Supplies - \$36.36. Board Meeting Meals (\$18.42) and Kitchen Supplies (\$17.94).

Incentives – 74,497.80. Ascend 2 – Payment 3 of 4 (\$24,000), Woodbridge Crossing Quarterly Sales Tax Reimbursement (\$50,497.80).

Special Services – \$1,503.30. MSD Application Fee (\$100), Environmental Services – 605 Commerce (\$863.30), Mowing (\$540).

Advertising - \$1,295. 4Most Logo design (\$500), In & Around July (\$795).

Community Development - \$524.39. SBA Office Rent.

Travel & Training - \$2,908.01. BEDC Registration (\$700), SEDC Registration (\$500), IEDC Meals (\$188.86), IEDC Hotel (\$720.50), IEDC Car (\$277.97), Bus Meetings/Prospect

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Recruitment (\$130.72), DFW Retail Forum Parking (\$12), KCS Meeting – Air- Satterwhite (\$209.96), DFW Retail Forum Registration – Herzog/Satterwhite (\$168).

Dues & Subscriptions - \$1,020.86. Club Corp Dues - June (\$637.86), ICSC Dues – Satterwhite (\$100), Wylie News (\$33).

Audit & Legal - \$460.00. Attorney Fees – CFA.

**Recommendation**

Staff recommends that the WEDC Board of Directors approve the July 2016 Treasurer's Report.

**Attachments**

July 2016 Treasurer's Report

Sales Tax Revenue

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
<b>ASSETS</b>			
=====			
1000-10110	CLAIM ON CASH & CASH EQUIV	1,201,168.50	
1000-10115	CASH - WEDC - INWOOD	0.00	
1000-10135	ESCROW	0.00	
1000-10180	DEPOSITS	12,000.00	
1000-10198	OTHER - MISC CLEARING	0.00	
1000-10341	TEXPOOL	0.00	
1000-10343	LOGIC	0.00	
1000-10481	INTEREST RECEIVABLE	0.00	
1000-11511	ACCTS REC - MISC	0.00	
1000-11517	ACCTS REC - SALES TAX	0.00	
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
1000-12950	LOAN PROCEEDS RECEIVABLE	0.00	
1000-12996	LOAN RECEIVABLE	64,798.60	
1000-12997	ACCTS REC - JTM TECH	0.00	
1000-12998	ACCTS REC - FORGIVEABLE LOANS	533,333.33	
1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
1000-14116	INVENTORY - LAND & BUILDINGS	6,431,018.42	
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00	
1000-14310	PREPAID EXPENSES - MISC	0.00	
1000-14410	DEFERRED OUTFLOWS	667,173.00	
			8,909,491.85
			=====
TOTAL ASSETS			8,909,491.85
			=====

**LIABILITIES**

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2000-20110	FEDERAL INCOME TAX PAYABLE	0.00	
2000-20111	MEDICARE PAYABLE	0.00	
2000-20112	CHILD SUPPORT PAYABLE	0.00	
2000-20113	CREDIT UNION PAYABLE	0.00	
2000-20114	IRS LEVY PAYABLE	0.00	
2000-20115	NATIONWIDE DEFERRED COMP	0.00	
2000-20116	HEALTH INSUR PAY-EMPLOYEE	0.22	
2000-20117	TMRS PAYABLE	1,417.08	
2000-20118	ROTH IRA PAYABLE	0.00	
2000-20119	WORKERS COMP PAYABLE	0.00	
2000-20120	FICA PAYABLE	0.00	
2000-20121	TEC PAYABLE	0.00	
2000-20122	STUDENT LOAN LEVY PAYABLE	0.00	
2000-20123	ALIMONY PAYABLE	0.00	
2000-20124	BANKRUPTCY PAYABLE	0.00	
2000-20125	VALIC DEFERRED COMP	0.00	
2000-20126	ICMA PAYABLE	0.00	
2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00	
2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00	
2000-20131	EDWARD JONES DEFERRED COMP	0.00	
2000-20132	EMP CARE FLITE	12.00	
2000-20151	ACCRUED WAGES PAYABLE	0.00	
2000-20180	ADDIT EMPLOYEE INSUR PAY	0.00	
2000-20199	MISC PAYROLL PAYABLE	0.00	

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
2000-20201	AP PENDING		0.00
2000-20210	ACCOUNTS PAYABLE	(	1,186.56)
2000-20530	PROPERTY TAXES PAYABLE		0.00
2000-20540	NOTES PAYABLE		667,173.00
2000-20810	DUE TO GENERAL FUND		0.00
2000-22270	DEFERRED INFLOW		259,798.60
2000-22275	DEF INFLOW - LEASE PRINCIPAL		0.00
2000-22280	DEFERRED INFLOW - LEASE INT		0.00
2000-22915	RENTAL DEPOSITS		0.00
TOTAL LIABILITIES			<u>927,214.34</u>
EQUITY			
*****			
3000-34110	FUND BALANCE - RESERVED		0.00
3000-34590	FUND BALANCE-UNRESERV/UNDESIG		7,984,197.60
TOTAL BEGINNING EQUITY			<u>7,984,197.60</u>
TOTAL REVENUE			1,874,413.66
TOTAL EXPENSES			1,876,333.75
REVENUE OVER/(UNDER) EXPENSES			( 1,920.09)
TOTAL EQUITY & OVER/(UNDER)			<u>7,982,277.51</u>
TOTAL LIABILITIES, EQUITY & OVER/(UNDER)			<u>8,909,491.85</u> *****

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE		
<b>ASSETS</b>			
=====			
1000-10312	GOVERNMENT NOTES	0.00	
1000-18110	LOAN - WEDC	0.00	
1000-18120	LOAN - BIRMINGHAM	0.00	
1000-18210	AMOUNT TO BE PROVIDED	0.00	
1000-18220	BIRMINGHAM LOAN	0.00	
1000-19050	DEF OUTFLOW - CONTRIBUTIONS	23,447.00	
1000-19075	DEF OUTFLOW - INVESTMENT EXP	5,062.00	
1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	2,154.00	
			30,663.00
<b>TOTAL ASSETS</b>			<b>30,663.00</b>
			=====
<b>LIABILITIES</b>			
=====			
2000-20310	COMPENSATED ABSENCES PAYABLE	44,287.86	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	0.00	
2000-21410	ACCRUED INTEREST PAYABLE	4,018.84	
2000-28205	WEDC LOANS/CURRENT	103,821.15	
2000-28220	BIRMINGHAM LOAN	0.00	
2000-28230	INWOOD LOAN	0.00	
2000-28232	ANB LOAN/EDGE	1,650,927.28	
2000-28233	ANB LOAN/PEDDICORD WHITE	616,779.19	
2000-28234	ANB LOAN/RANDACK HUGHES	138,838.31	
2000-28235	ANB LOAN	0.00	
2000-28236	ANB CONSTRUCTION LOAN	0.00	
2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	690,867.94	
2000-28238	ANB LOAN/BUCHANAN	242,652.56	
2000-28239	ANB LOAN/JONES:HOBART PAYOFF	296,438.73	
2000-28240	HUGHES LOAN	0.00	
2000-28250	CITY OF WYLIE LOAN	0.00	
2000-28260	PRIME KUTS LOAN	0.00	
2000-28270	BOWLAND/ANDERSON LOAN	0.00	
2000-28280	CAPITAL ONE CAZAD LOAN	0.00	
2000-28290	HOBART/COMMERCE LOAN	0.00	
2000-29150	NET PENSION LIABILITY	147,106.00	
<b>TOTAL LIABILITIES</b>			<b>3,935,737.86</b>
			=====
<b>EQUITY</b>			
=====			
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	2,525,176.19	
3000-35900	UNRESTRICTED NET POSITION	( 114,969.00)	
<b>TOTAL BEGINNING EQUITY</b>			<b>( 2,640,145.19)</b>
<b>TOTAL REVENUE</b>			<b>( 1,685,000.00)</b>
<b>TOTAL EXPENSES</b>			<b>( 420,070.33)</b>
<b>REVENUE OVER/(UNDER) EXPENSES</b>			<b>( 1,264,929.67)</b>
<b>TOTAL EQUITY &amp; OVER/(UNDER)</b>			<b>( 3,905,074.86)</b>

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#            TITLE

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TOTAL LIABILITIES, EQUITY & OVER/ (UNDER)

30,663.00

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CITY OF WYLIE  
 REVENUE AND EXPENSE REPORT - (UNAUDITED)  
 AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP  
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
TAXES	2,257,829.00	212,619.77	0.00	1,543,509.75	0.00	714,319.25	68.36
INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	12,958.00	996.49	0.00	11,102.74	0.00	1,855.26	85.68
MISCELLANEOUS INCOME	141,200.00	7,700.00	0.00	( 1,582,128.17)	0.00	1,723,328.17	120.49
OTHER FINANCING SOURCES	<u>1,685,000.00</u>	<u>186,451.34</u>	<u>0.00</u>	<u>1,901,929.34</u>	<u>0.00</u>	<u>( 216,929.34)</u>	<u>112.87</u>
TOTAL REVENUES	<u>4,096,987.00</u>	<u>407,767.60</u>	<u>0.00</u>	<u>1,874,413.66</u>	<u>0.00</u>	<u>2,222,573.34</u>	<u>45.75</u>
<u>EXPENDITURE SUMMARY</u>							
DEVELOPMENT CORP-WEDC	<u>5,543,411.00</u>	<u>175,202.83</u>	<u>0.00</u>	<u>1,876,333.75</u>	<u>6,390.97</u>	<u>3,660,686.28</u>	<u>33.96</u>
TOTAL EXPENDITURES	<u>5,543,411.00</u>	<u>175,202.83</u>	<u>0.00</u>	<u>1,876,333.75</u>	<u>6,390.97</u>	<u>3,660,686.28</u>	<u>33.96</u>
REVENUE OVER/(UNDER) EXPENDITURES	( 1,446,424.00)	232,564.77	0.00	( 1,920.09)	( 6,390.97)	( 1,438,112.94)	0.57

CITY OF WYLIE  
 REVENUE AND EXPENSE REPORT - (UNAUDITED)  
 AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP  
 REVENUES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>TAXES</u>							
4000-40150 REV IN LEIU OF TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-40210 SALES TAX	2,257,829.00	212,619.77	0.00	1,543,509.75	0.00	714,319.25	68.36
TOTAL TAXES	2,257,829.00	212,619.77	0.00	1,543,509.75	0.00	714,319.25	68.36
<u>INTERGOVERNMENTAL REV.</u>							
4000-43518 380 ECONOMIC AGREEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>INTEREST INCOME</u>							
4000-46050 CERTIFICATE OF DEPOSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46110 ALLOCATED INTEREST EARNINGS	1,000.00	0.00	0.00	1,137.84	0.00	(137.84)	113.78
4000-46140 TEXPOOL INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46143 LOGIC INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46150 INTEREST EARNINGS	3,817.00	273.01	0.00	2,863.70	0.00	953.30	75.02
4000-46160 LOAN REPAYMENT (PRINCIPAL)	8,141.00	723.48	0.00	7,101.20	0.00	1,039.80	87.23
4000-46210 BANK MONEY MARKET INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	12,958.00	996.49	0.00	11,102.74	0.00	1,855.26	85.68
<u>MISCELLANEOUS INCOME</u>							
4000-48110 RENTAL INCOME	141,200.00	7,700.00	0.00	100,000.00	0.00	41,200.00	70.82
4000-48310 RECOVERY - PRIOR YEAR EXPEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-48410 MISCELLANEOUS INCOME	0.00	0.00	0.00	(100.00)	0.00	100.00	0.00
4000-48430 GAIN/(LOSS) SALE OF CAP ASS	0.00	0.00	0.00	(1,682,028.17)	0.00	1,682,028.17	0.00
TOTAL MISCELLANEOUS INCOME	141,200.00	7,700.00	0.00	(1,582,128.17)	0.00	1,723,328.17	120.49
<u>OTHER FINANCING SOURCES</u>							
4000-49160 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49325 BANK NOTE PROCEEDS	1,685,000.00	0.00	0.00	1,685,000.00	0.00	0.00	100.00
4000-49550 LEASE PRINCIPAL PAYMENTS (O	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49600 INSURANCE RECOVERIES	0.00	186,451.34	0.00	216,929.34	0.00	(216,929.34)	0.00
TOTAL OTHER FINANCING SOURCES	1,685,000.00	186,451.34	0.00	1,901,929.34	0.00	(216,929.34)	112.87
TOTAL REVENUES	4,096,987.00	407,767.60	0.00	1,874,413.66	0.00	2,222,573.34	45.75

CITY OF WYLIE  
REVENUE AND EXPENSE REPORT - (UNAUDITED)  
AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP  
DEVELOPMENT CORP-WEDC  
DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>PERSONNEL SERVICES</u>							
5611-51110 SALARIES	238,052.00	19,257.70	0.00	181,663.44	0.00	56,388.56	76.31
5611-51130 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51140 LONGEVITY PAY	1,073.00	0.00	0.00	1,024.00	0.00	49.00	95.43
5611-51145 SICK LEAVE BUYBACK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51160 CERTIFICATION INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51170 PARAMEDIC INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51210 CAR ALLOWANCE	12,600.00	986.18	0.00	9,799.99	0.00	2,800.01	77.78
5611-51220 PHONE ALLOWANCE	4,656.00	1,164.00	0.00	4,356.00	0.00	300.00	93.56
5611-51230 CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51260 MOVING ALLOWANCE	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
5611-51310 TMRS	36,677.00	0.00	0.00	24,966.65	0.00	11,710.35	68.07
5611-51410 HOSPITAL & LIFE INSURANCE	38,107.00	2,529.38	0.00	22,671.76	0.00	15,435.24	59.50
5611-51415 EXECUTIVE HEALTH PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51420 LONG-TERM DISABILITY	1,357.00	77.01	0.00	750.59	0.00	606.41	55.31
5611-51440 FICA	15,607.00	1,220.50	0.00	9,533.66	0.00	6,073.34	61.09
5611-51450 MEDICARE	3,650.00	285.44	0.00	2,724.80	0.00	925.20	74.65
5611-51470 WORKERS COMP PREMIUM	663.00	0.00	0.00	637.47	0.00	25.53	96.15
5611-51480 UNEMPLOYMENT COMP (TWC)	810.00	0.00	0.00	513.00	0.00	297.00	63.33
TOTAL PERSONNEL SERVICES	358,252.00	25,520.21	0.00	258,641.36	0.00	99,610.64	72.20
<u>SUPPLIES</u>							
5611-52010 OFFICE SUPPLIES	3,500.00	94.55	0.00	1,580.71	0.00	1,919.29	45.16
5611-52040 POSTAGE & FREIGHT	980.00	0.00	0.00	46.58	0.00	933.42	4.75
5611-52130 TOOLS/ EQUIP (NON-CAPITAL)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-52810 FOOD SUPPLIES	2,000.00	36.36	0.00	1,081.41	0.00	918.59	54.07
5611-52990 OTHER	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL SUPPLIES	11,480.00	130.91	0.00	2,708.70	0.00	8,771.30	23.59
<u>MATERIALS FOR MAINTENANC</u>							
5611-54630 TOOLS & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-54810 COMPUTER HARD/SOFTWARE	3,000.00	0.00	0.00	3,870.15	0.00	( 870.15)	129.01
5611-54990 OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MATERIALS FOR MAINTENANC	3,000.00	0.00	0.00	3,870.15	0.00	( 870.15)	129.01
<u>CONTRACTUAL SERVICES</u>							
5611-56030 INCENTIVES	2,012,414.00	74,497.80	0.00	1,356,145.33	0.00	656,268.67	67.39
5611-56040 SPECIAL SERVICES	112,900.00	1,503.30	0.00	122,284.24	6,277.00	( 15,661.24)	113.87
5611-56080 ADVERTISING	35,280.00	1,295.00	0.00	20,893.00	0.00	14,387.00	59.22
5611-56090 COMMUNITY DEVELOPMENT	47,250.00	524.39	0.00	29,786.40	0.00	17,463.60	63.04
5611-56110 COMMUNICATIONS	5,960.00	469.53	0.00	4,706.40	113.97	1,139.63	80.88
5611-56180 RENTAL	29,400.00	2,444.00	0.00	25,540.68	0.00	3,859.32	86.87
5611-56210 TRAVEL & TRAINING	29,450.00	2,908.01	0.00	23,966.70	0.00	5,483.30	81.38
5611-56250 DUES & SUBSCRIPTIONS	18,890.00	1,020.86	0.00	10,967.40	0.00	7,922.60	58.06
5611-56310 INSURANCE	4,310.00	388.72	0.00	2,538.03	0.00	1,771.97	58.89
5611-56510 AUDIT & LEGAL SERVICES	23,000.00	460.00	0.00	12,958.00	0.00	10,042.00	56.34
5611-56570 ENGINEERING/ARCHITECTURAL	20,000.00	0.00	0.00	9,842.21	0.00	10,157.79	49.21
5611-56610 UTILITIES-ELECTRIC	4,500.00	145.71	0.00	3,722.81	0.00	777.19	82.73
TOTAL CONTRACTUAL SERVICES	2,343,354.00	85,657.32	0.00	1,623,351.20	6,390.97	713,611.83	69.55

CITY OF WYLIE  
 REVENUE AND EXPENSE REPORT - (UNAUDITED)  
 AS OF: JULY 31ST, 2016

111-WYLIE ECONOMIC DEVEL CORP  
 DEVELOPMENT CORP-WEDC  
 DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>DEBT SERVICE &amp; CAP. REPL</u>							
5611-57110 DEBT SERVICE	686,825.00	0.00	0.00	0.00	0.00	686,825.00	0.00
5611-57410 PRINCIPAL PAYMENT	0.00	52,040.28	0.00	419,724.96	0.00	( 419,724.96)	0.00
5611-57415 INTEREST EXPENSE	0.00	11,854.11	0.00	111,101.31	0.00	( 111,101.31)	0.00
5611-57710 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE & CAP. REPL	686,825.00	63,894.39	0.00	530,826.27	0.00	155,998.73	77.29
<u>CAPITAL OUTLAY</u>							
5611-58110 LAND-PURCHASE PRICE	1,885,000.00	0.00	0.00	1,912,637.00	0.00	( 27,637.00)	101.47
5611-58120 DEVELOPMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58150 LAND-BETTERMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58210 STREETS & ALLEYS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58410 SANITARY SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58810 COMPUTER HARD/SOFTWARE	3,000.00	0.00	0.00	6,328.39	0.00	( 3,328.39)	210.95
5611-58830 FURNITURE & FIXTURES	2,500.00	0.00	0.00	1,343.01	0.00	1,156.99	53.72
5611-58910 BUILDINGS	250,000.00	0.00	0.00	0.00	0.00	250,000.00	0.00
5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	( 2,463,372.33)	0.00	2,463,372.33	0.00
TOTAL CAPITAL OUTLAY	2,140,500.00	0.00	0.00	( 543,063.93)	0.00	2,683,563.93	25.37
<u>OTHER FINANCING (USES)</u>							
5611-59111 TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59190 TRANSFER TO THOROUGHFARE IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59430 TRANSFER TO CAPITAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59990 PROJECT ACCOUNTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING (USES)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DEVELOPMENT CORP-WEDC	5,543,411.00	175,202.83	0.00	1,876,333.75	6,390.97	3,660,686.28	33.96
TOTAL EXPENDITURES	5,543,411.00	175,202.83	0.00	1,876,333.75	6,390.97	3,660,686.28	33.96
REVENUE OVER (UNDER) EXPENDITURES	( 1,446,424.00)	232,564.77	0.00	( 1,920.09)	( 6,390.97)	( 1,438,112.94)	0.57

\*\*\* END OF REPORT \*\*\*

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Jul-2016 THRU Jul-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET-----DESCRIPTION----- VEND INV/JE # NOTE -----AMOUNT----- ----BALANCE----

5611-52010 OFFICE SUPPLIES  
 BEGINNING BALANCE 1,486.16

7/19/16	7/19	A63378	DFT: 000166	82810	TABS-ICAN BOOKS	000912	8277	JUN16	WYGANT	6.82	1,492.98
7/19/16	7/19	A63378	DFT: 000166	82810	ROUTER	000912	8277	JUN16	WYGANT	69.99	1,562.97
7/19/16	7/19	A63378	DFT: 000166	82810	ROUTER CABLE ADAPTER	000912	8277	JUN16	WYGANT	16.68	1,579.65
7/19/16	7/19	A63378	DFT: 000166	82810	ROUTER RETURN	000912	8277	JUN16	WYGANT	69.99CR	1,509.66
7/19/16	7/19	A63378	DFT: 000166	82810	CABLE ADAPT-RETURN	000912	8277	JUN16	WYGANT	6.20CR	1,503.46
7/25/16	7/25	A63820	CHK: 083467	82926	OFC SUP-PAPER, CLIPS	000392	25209	WEDC		77.25	1,580.71
			=====		JULY ACTIVITY DB:	170.74	CR:	76.19CR		94.55	

5611-52040 POSTAGE & FREIGHT  
 BEGINNING BALANCE 46.58

5611-52130 TOOLS/ EQUIP (NON-CAPITAL)  
 BEGINNING BALANCE 0.00

5611-52160 TOOLS/ EQUIP - \$100-\$999.99  
 BEGINNING BALANCE 0.00

5611-52810 FOOD SUPPLIES  
 BEGINNING BALANCE 1,045.05

7/19/16	7/19	A63378	DFT: 000166	82810	WEDC BOARD MTG MEAL	000912	8277	JUN16	WYGANT	9.66	1,054.71
7/19/16	7/19	A63378	DFT: 000166	82810	KITCHEN SUPPLIES	000912	8277	JUN16	WYGANT	17.94	1,072.65
7/19/16	7/19	A63378	DFT: 000166	82810	WEDC BOARD MTG MEAL	000912	8277	JUN16	WYGANT	8.76	1,081.41
			=====		JULY ACTIVITY DB:	36.36	CR:	0.00		36.36	

5611-52990 OTHER  
 BEGINNING BALANCE 0.00

5611-54630 TOOLS & EQUIPMENT  
 BEGINNING BALANCE 0.00

5611-54810 COMPUTER HARD/SOFTWARE  
 BEGINNING BALANCE 3,870.15

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 5611-54990 OTHER  
 B E G I N N I N G B A L A N C E 0.00  
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5611-56030 INCENTIVES  
 B E G I N N I N G B A L A N C E 1,281,647.53  
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7/12/16	7/12	A62939	VOID: 081815	82611	REVERSE VOIDED CHECK	004581	#1-A INCENTIVE	15,000.00	CR	1,266,647.53	
7/12/16	7/12	A62939	VOID: 081815	82611	REVERSE VOIDED CHECK	004581	#1-B INCENTIVE	25,000.00	CR	1,241,647.53	
7/13/16	7/13	A62958	CHK: 083259	82630	INCENTIVE 1 A	004581	#1-A INCENTIVE-A	15,000.00		1,256,647.53	
7/13/16	7/13	A62959	CHK: 083259	82630	INCENTIVE 1 B	004581	#1-B INCENTIVE-B	40,000.00		1,296,647.53	
7/13/16	7/13	A62965	VOID: 083259	82632	REVERSE VOIDED CHECK	004581	#1-A INCENTIVE-A	15,000.00	CR	1,281,647.53	
7/13/16	7/13	A62965	VOID: 083259	82632	REVERSE VOIDED CHECK	004581	#1-B INCENTIVE-B	40,000.00	CR	1,241,647.53	
7/13/16	7/13	A62969	CHK: 083260	82633	#1-A INCENTIVE A	004581	#1-A INCENTIVE A	15,000.00		1,256,647.53	
7/13/16	7/13	A62970	CHK: 083260	82633	#1-B INCENTIVE B	004581	#1-B INCENTIVE B	25,000.00		1,281,647.53	
7/18/16	7/18	A63251	CHK: 083311	82774	ASCEND 2 - PMT 3 OF 4	003424	ASCEND 2 INCENT 3	24,000.00		1,305,647.53	
7/20/16	7/20	A63453	DFT: 000167	82834	071216 SALES TAX REIMBUR	003019	071216	50,497.80		1,356,145.33	
*****					JULY ACTIVITY	DB:	169,497.80	CR:	95,000.00	CR	74,497.80

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 5611-56040 SPECIAL SERVICES  
 B E G I N N I N G B A L A N C E 120,780.94  
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7/07/16	7/07	A62350	CHK: 083059	82478	MSD APPLICATION FEE	000101	070516 WEDC	100.00		120,880.94
7/18/16	7/18	A63200	CHK: 083305	82758	MOW/WEED 78/COOP	001173	062916	200.00		121,080.94
7/18/16	7/18	A63200	CHK: 083305	82758	MOW-UDOH	001173	062916	40.00		121,120.94
7/18/16	7/18	A63200	CHK: 083305	82758	MOW-HWY 78	001173	062916	120.00		121,240.94
7/18/16	7/18	A63200	CHK: 083305	82758	MOW-LOT BY WAGS	001173	062916	60.00		121,300.94
7/18/16	7/18	A63200	CHK: 083305	82758	MOW-COOPER DR CURVE	001173	062916	60.00		121,360.94
7/18/16	7/18	A63200	CHK: 083305	82758	MOW-DUAL PROD	001173	062916	60.00		121,420.94
7/18/16	7/18	A63201	CHK: 083307	82758	605 COMM - VCP APRIL 16	001320	VCP0039175 APR16	603.75		122,024.69
7/19/16	7/19	A63406	CHK: 083333	82821	398 HWY78 ADD'L TAX-JUL1	000821	R682000007001 JL16	259.55		122,284.24
*****					JULY ACTIVITY	DB:	1,503.30	CR:	0.00	1,503.30

-----  
 5611-56080 ADVERTISING  
 B E G I N N I N G B A L A N C E 19,598.00  
 -----

7/25/16	7/25	A63774	CHK: 083438	82917	4MOST LOGO	002098	1220 - WEDC	500.00		20,098.00
7/26/16	7/26	A63888	CHK: 083481	82947	IN & AROUND-JULY	000391	11953 WEDC	795.00		20,893.00
*****					JULY ACTIVITY	DB:	1,295.00	CR:	0.00	1,295.00

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FUND : 111-WYLIE ECONOMIC DEVEL CORP  
DEPT : 611 DEVELOPMENT CORP-WEDC

PERIOD TO USE: Jul-2016 THRU Jul-2016  
ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

5611-56090 COMMUNITY DEVELOPMENT  
B E G I N N I N G B A L A N C E 29,262.01

7/01/16 7/01 A62113 CHK: 083006 82371 SBA OFC - JULY RENT 004589 062416 JUL16 524.39 29,786.40  
===== JULY ACTIVITY DB: 524.39 CR: 0.00 524.39

5611-56110 COMMUNICATIONS  
B E G I N N I N G B A L A N C E 4,236.87

7/18/16 7/18 A63190 CHK: 083309 82758 TABLET SVC WEDC 000190 822495799-07 JUN16 113.97 4,350.84  
7/19/16 7/19 A63363 DFT: 000166 82809 TELEPHONE SERVICE 000912 8277 JUN16 SATTERW 160.55 4,511.39  
7/19/16 7/19 A63417 CHK: 083331 82821 INTERNET SVC - WEDC 004568 2101577989 JUN25-J 195.01 4,706.40  
===== JULY ACTIVITY DB: 469.53 CR: 0.00 469.53

5611-56180 RENTAL  
B E G I N N I N G B A L A N C E 23,096.68

7/20/16 7/21 A63486 CHK: 083342 82850 COPIER RENTAL WEDC 003509 93977 WEDC 194.00 23,290.68  
7/22/16 7/22 A63645 CHK: 083394 82899 RENT - AUGUST 2016 003231 071816 2,250.00 25,540.68  
===== JULY ACTIVITY DB: 2,444.00 CR: 0.00 2,444.00

5611-56210 TRAVEL & TRAINING  
B E G I N N I N G B A L A N C E 21,058.69

7/18/16 7/18 A63245 CHK: 083322 82774 BEDC REGISTR 2016 FALL 000362 4677 700.00 21,758.69  
7/19/16 7/19 A63338 DFT: 000166 82803 SEDC CONF REG 000912 8277 JUN16 GREINER 500.00 22,258.69  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 18.17 22,276.86  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 22.67 22,299.53  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 23.48 22,323.01  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 22.67 22,345.68  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 18.14 22,363.82  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 38.23 22,402.05  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC HOTEL-GREINER 000912 8277 JUN16 GREINER 425.70 22,827.75  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 25.16 22,852.91  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC MEAL-GREINER 000912 8277 JUN16 GREINER 20.34 22,873.25  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC CONF. HOTEL-GR 000912 8277 JUN16 GREINER 294.80 23,168.05  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC CAR-GREINER 000912 8277 JUN16 GREINER 245.49 23,413.54  
7/19/16 7/19 A63338 DFT: 000166 82803 IEDC - GAS- RENT CAR 000912 8277 JUN16 GREINER 32.48 23,446.02  
7/19/16 7/19 A63363 DFT: 000166 82809 PROJ UPDATE-HERZOG 000912 8277 JUN16 SATTERW 21.11 23,467.13  
7/19/16 7/19 A63363 DFT: 000166 82809 BUSINESS MTG 000912 8277 JUN16 SATTERW 26.69 23,493.82  
7/19/16 7/19 A63363 DFT: 000166 82809 DFW RET-COFFEE-SATT 000912 8277 JUN16 SATTERW 7.69 23,501.51  
7/19/16 7/19 A63363 DFT: 000166 82809 DFW RET- PARKING 000912 8277 JUN16 SATTERW 12.00 23,513.51  
7/19/16 7/19 A63363 DFT: 000166 82809 AIR-SATTERWHITE-KCS 000912 8277 JUN16 SATTERW 209.96 23,723.47

8-04-2016 9:18 AM		D E T A I L L I S T I N G				PAGE: 4						
FUND : 111-WYLIE ECONOMIC DEVEL CORP		PERIOD TO USE: Jul-2016 THRU Jul-2016										
DEPT : 611 DEVELOPMENT CORP-WEDC		ACCOUNTS: 5611-52010 THRU 5611-58910										
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====		
7/19/16	7/19	A63363	DFT: 000166	82809	BUS MTG- STEVE BROWN	000912	8277	JUN16	SATTERW	17.53	23,741.00	
7/19/16	7/19	A63363	DFT: 000166	82809	BUS. MEAL-PAM BURGE	000912	8277	JUN16	SATTERW	33.73	23,774.73	
7/19/16	7/19	A63378	DFT: 000166	82810	DFW RETAIL FORUM	000912	8277	JUN16	WYGANT	168.00	23,942.73	
7/19/16	7/19	A63378	DFT: 000166	82810	BUS MTG-KREYMER/SATT	000912	8277	JUN16	WYGANT	23.97	23,966.70	
			=====		JULY ACTIVITY	DB:	2,908.01	CR:	0.00	2,908.01		
-----												
5611-56220		PROFESSIONAL TRAINING										
										B E G I N N I N G	B A L A N C E	0.00
-----												
5611-56250		DUES & SUBSCRIPTIONS										
										B E G I N N I N G	B A L A N C E	9,946.54
7/19/16	7/19	A63338	DFT: 000166	82803	SEDC DUES	000912	8277	JUN16	GREINER	250.00	10,196.54	
7/19/16	7/19	A63363	DFT: 000166	82809	DUES-CLUB CORP	000912	8277	JUN16	SATTERW	637.86	10,834.40	
7/19/16	7/19	A63378	DFT: 000166	82810	ICSC DUES-SATTERWHIT	000912	8277	JUN16	WYGANT	100.00	10,934.40	
7/25/16	7/25	A63819	CHK: 083461	82926	WYLIE NEWS - 1 YEAR SUB	000391	18450	WEDC		33.00	10,967.40	
			=====		JULY ACTIVITY	DB:	1,020.86	CR:	0.00	1,020.86		
-----												
5611-56310		INSURANCE										
										B E G I N N I N G	B A L A N C E	2,149.31
7/25/16	7/25	A63818	CHK: 083462	82926	Add 209 Ind. Court	000352	5345	JUL16		400.74	2,550.05	
7/25/16	7/25	A63818	CHK: 083462	82926	2% Prompt Pay	000352	5345	JUL16		12.02CR	2,538.03	
			=====		JULY ACTIVITY	DB:	400.74	CR:	12.02CR	388.72		
-----												
5611-56510		AUDIT & LEGAL SERVICES										
										B E G I N N I N G	B A L A N C E	12,498.00
7/25/16	7/25	A63772	CHK: 083437	82917	ATTY FEES CFA - WEDC	000023	6 2793-0071			460.00	12,958.00	
			=====		JULY ACTIVITY	DB:	460.00	CR:	0.00	460.00		
-----												
5611-56570		ENGINEERING/ARCHITECTURAL										
										B E G I N N I N G	B A L A N C E	9,842.21
-----												
5611-56610		UTILITIES-ELECTRIC										
										B E G I N N I N G	B A L A N C E	3,577.10
7/26/16	7/26	A63905	CHK: 083478	82947	UTILITIES - GAS	003302	3029287066			12.01	3,589.11	
7/26/16	7/26	A63905	CHK: 083478	82947	UTILITIES - ELECTRIC	003302	3029287066			116.48	3,705.59	

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Jul-2016 THRU Jul-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== BALANCE=====

7/26/16 7/26 A63905 CHK: 083478 82947 UTILITIES - WATER 003302 3029287066 17.22 3,722.81  
 ===== JULY ACTIVITY DB: 145.71 CR: 0.00 145.71

5611-57110 DEBT SERVICE  
 B E G I N N I N G B A L A N C E 0.00

5611-57410 PRINCIPAL PAYMENT  
 B E G I N N I N G B A L A N C E 367,684.68

7/01/16 7/11 B52385 Bnk Dft 070116 14518 JE24224 K&M PMT #10 JE# 024224 7,680.82 375,365.50  
 7/08/16 7/19 B52453 Bnk Dft 070816 14548 JE24274 PEDDICORD/WHITE PMT#19 JE# 024274 5,169.26 380,534.76  
 7/15/16 7/19 B52471 Bnk Dft 071516 14555 JE24292 WB PKWY PMT #23 JE# 024292 11,689.08 392,223.84  
 7/22/16 7/22 B52537 Bnk Dft 072216 14584 JE24333 BUCHANAN PMT #23 JE# 024333 6,508.08 398,731.92  
 7/22/16 7/22 B52538 Bnk Dft 072216 14584 JE24334 EDGE PMT #1 JE# 024334 11,443.14 410,175.06  
 7/28/16 8/01 B52668 Bnk Dft 072816 14607 JE24379 HUGHES/RANDACK PMT #44 JE# 024379 9,549.90 419,724.96  
 ===== JULY ACTIVITY DB: 52,040.28 CR: 0.00 52,040.28

5611-57415 INTEREST EXPENSE  
 B E G I N N I N G B A L A N C E 99,247.20

7/01/16 7/11 B52385 Bnk Dft 070116 14518 JE24224 K&M PMT #10 JE# 024224 1,064.43 100,311.63  
 7/08/16 7/19 B52453 Bnk Dft 070816 14548 JE24274 PEDDICORD/WHITE PMT#19 JE# 024274 2,213.19 102,524.82  
 7/15/16 7/19 B52471 Bnk Dft 071516 14555 JE24292 WB PKWY PMT #23 JE# 024292 1,578.85 104,103.67  
 7/22/16 7/22 B52537 Bnk Dft 072216 14584 JE24333 BUCHANAN PMT #23 JE# 024333 823.87 104,927.54  
 7/22/16 7/22 B52538 Bnk Dft 072216 14584 JE24334 EDGE PMT #1 JE# 024334 5,616.67 110,544.21  
 7/28/16 8/01 B52668 Bnk Dft 072816 14607 JE24379 HUGHES/RANDACK PMT #44 JE# 024379 557.10 111,101.31  
 ===== JULY ACTIVITY DB: 11,854.11 CR: 0.00 11,854.11

5611-57710 BAD DEBT EXPENSE  
 B E G I N N I N G B A L A N C E 0.00

5611-58110 LAND-PURCHASE PRICE  
 B E G I N N I N G B A L A N C E 1,912,637.00

5611-58120 DEVELOPMENT FEES  
 B E G I N N I N G B A L A N C E 0.00



## SELECTION CRITERIA

-----  
FISCAL YEAR: Oct-2015 / Sep-2016  
FUND: Include: 111  
PERIOD TO USE: Jul-2016 THRU Jul-2016  
TRANSACTIONS: BOTH  
-----

## ACCOUNT SELECTION

ACCOUNT RANGE: 5611-52010 THRU 5611-58910  
DEPARTMENT RANGE: - THRU -  
ACTIVE FUNDS ONLY: NO  
ACTIVE ACCOUNT ONLY: NO  
INCLUDE RESTRICTED ACCOUNTS: NO  
DIGIT SELECTION:  
-----

## PRINT OPTIONS DETAIL

OMIT ACCOUNTS WITH NO ACTIVITY: NO  
PRINT ENCUMBRANCES: NO  
PRINT VENDOR NAME: NO  
PRINT PROJECTS: NO  
PRINT JOURNAL ENTRY NOTES: NO  
PRINT MONTHLY TOTALS: YES  
PRINT GRAND TOTALS: NO  
PRINT: INVOICE #  
PAGE BREAK BY: NONE  
-----

\*\*\* END OF REPORT \*\*\*

**Inventory - Land**

	<b>Date of Pur.</b>	<b>Address</b>	<b>Acreage</b>	<b>Improvements</b>	<b>Cost Basis</b>	<b>Sub-totals</b>
<b>Cooper</b>						
McMasters	7/12/05	709 Cooper	0.48	n/a	\$202,045	
Heath	12/28/05	706 Cooper	0.46	\$32,005	186,934	
Perry	9/13/06	707 Cooper	0.49	Demo	200,224	
Bowland/Anderson	10/9/07	Cooper Dr.	0.37	n/a	106,419	
KCS	8/1/08	Cooper Dr.	0.41	n/a	60,208	
Duel Products	9/7/12	704 Cooper Dr.	0.50	n/a	127,452	
Randack	10/23/12	711-713 Cooper Dr.	1.09	8,880	400,334	
Lot 2R3	7/24/14	Cooper Dr.	0.95	n/a	29,056	\$1,312,672
<b>Industrial Ct.</b>						
Hughes	7/25/06	211 - 212 Industrial	0.74	209,801	420,361	
		R.O.W.	0.18		41,585	
Prime Kuts	10/8/07	207 Industrial	0.20	182,223	229,284	
		R.O.W.	0.11	n/a	77,380	
Cazad	3/17/08	210 Industrial	0.27	128,083	200,782	
Buchanan	8/13/14	400 S. Hwy 78	1.25	Demo	503,233	
Glenn	4/24/15	209 Industrial Ct	0.18	69,426	326,773	
		R.O.W.	0.12	n/a		
Mann Made	2/10/16	398 S. Hwy 78	1.23	Demo	750,244	
C.O.W	4/13/16	R.O.W.	0.29	n/a	52,653	2,602,295
<b>Regency</b>						
Regency Pk.	6/4/10	25 Steel Road	0.65	n/a	25,171	25,171
<b>Commerce</b>						
Hobart Investments	11/12/13	Commerce	1.60	n/a	156,820	
Hobart	1/6/14	605 Commerce	1.07	396,263	386,380	543,200
<b>Downtown</b>						
Heath	3/17/14	104 N. Jackson	0.17	Demo	220,034	
Udoh	2/12/14	109 Marble	0.17	n/a	70,330	
Peddicord	12/12/14	108/110 Jackson	0.35	155,984	486,032	
City Lot	12/12/14	100 W. Oak St	0.35	n/a		
Jones (K&M)	9/3/15	106 N. Birmingham	0.21	42,314	190,596	
FBC Lot	6/15/16	111 N. Ballard St	0.20	na	150,964	1,117,956
<b>Alanis</b>						
White Property (Alanis)	12/12/14	Alanis	6.63	n/a	420,336	420,336
<b>South Ballard</b>						
Birmingham Trust	6/3/15	505 - 607 S. Ballard	0.95	Demo	409,390	409,390
<b>Total</b>						
			21.65	\$1,433,599	62,424	\$6,431,019

\*A Journal entry was made by auditors to adjust the cost of the Hughes land by \$4,638.79. This amount was for taxes owed and not part of land value.  
\*Prime Kuts total purchase price was \$306,664.45. The distribution between 207 Industrial and R.O.W. purchased was developed by Seller for tax purposes.

Wylie Economic Development Corporation  
 Balance Sheet Sub Ledger  
 July 31, 2016

**Notes Payable**

		Date of Purchase	Payment	Beginning Bal.	Principal	Interest	Rate of Interest	Principal Balance
July 1, 2016								3,792,728.69
ANBTX - 88130968	HUGHES/RANDACK(44 of 60)	10/23/12	10,107.00	167,463.60	9,549.90	557.10	3.99	157,913.70
ANBTX - 88130976	WOODBRIIDGE PKWY (#23 of 60)	8/15/14	13,267.93	726,357.67	11,689.08	1,578.85	2.61	714,668.59
ANBTX - 88148481	BUCHANAN (#23 of 60)	8/13/14	7,331.95	262,238.21	6,508.08	823.87	3.77	255,730.13
ANBTX - 88149711	PEDDICORD / WHITE (#19 OF 120)	12/12/14	7,382.45	632,341.30	5,169.26	2,213.19	4.20	627,172.04
ANBTX - 88158043	K&M / HOBART (10 of 48)	9/2/15	8,745.25	319,327.91	7,680.82	1,064.43	4.00	311,647.09
ANBTX - 88157334	LINDUFF/EDGE (1 of 15)	10/21/15	5,803.89	1,685,000.00	11,443.14	5,616.67	4.00	1,673,556.86
July 31, 2016					\$52,040.28	\$11,854.11		3,740,688.41

Note: Principal and Interest payments vary by date of payment.

\* Balance adjusted \$514.68 at payoff of ANBTX - 88122627 (Martinez)



**WEDC Assistant Director**  
**JPMorgan Chase**  
**Expense Report**  
**June 2016**

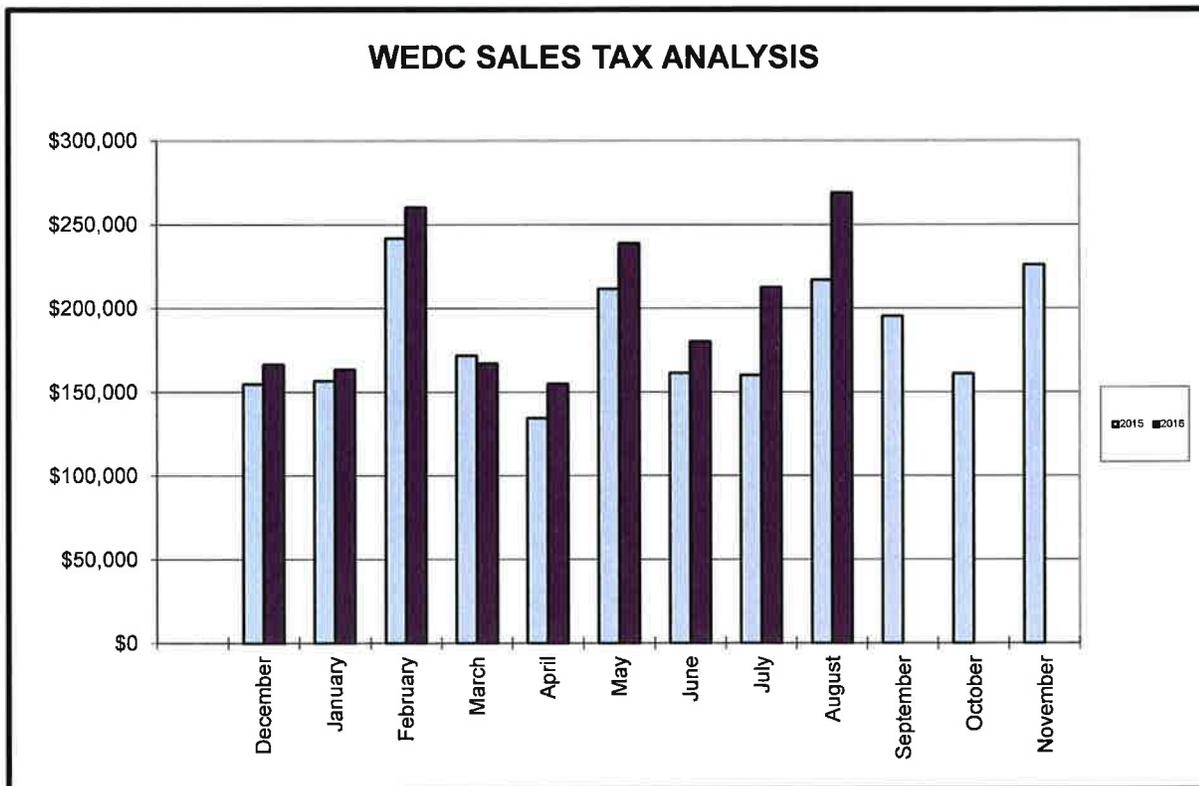
<b>DATE</b>	<b>VENDOR</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
6/7/16	Buffalo Wild Wings	IEDC Meal - Greiner	18.17
6/8/16	Daily Grill	IEDC Meal - Greiner	22.67
6/8/16	Daily Grill	IEDC Meal - Greiner	23.48
6/9/16	Daily Grill	IEDC Meal - Greiner	22.67
6/10/16	Daily Grill	IEDC Meal - Greiner	18.14
6/10/16	Hyatt Regency Tulsa	IEDC Hotel - Greiner	425.70
6/12/16	Daily Grill	IEDC Meal - Greiner	38.23
6/13/16	Daily Grill	IEDC Meal - Greiner	25.16
6/14/16	Albert G's BBQ	IEDC Meal - Greiner	20.34
6/14/16	Hyatt Regency Tulsa	IEDC Conf - Hotel - Greiner	294.80
6/14/16	Shell	IEDC - Gas - Rental Car	32.48
6/14/16	Hertz Rental Car	IEDC Rental Car - Greiner	245.49
6/22/16	SEDC	Membership Dues	250.00
6/22/16	SEDC	Conference Registration	500.00
		<b>Total</b>	<b>1,937.33</b>

**WEDC Senior Assistant**  
**JPMorgan Chase**  
**Expense Report**  
**June 2016**

<b>DATE</b>	<b>VENDOR</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
6/5/16	Bisnow Conference	Registration - Sam Satterwhite and Mitch Herzog	168.00
6/14/16	Jimmy Johns	Business Meeting - Kreymer and Satterwhite	23.97
6/16/16	Kroger	Board Meeting Meal	9.66
6/17/16	McDonalds	Board Meeting Meal	8.76
6/21/16	ICSC	Membership Renewal - Sam Satterwhite	100.00
6/22/16	Walmart	Kitchen Supplies	17.94
6/23/16	Walmart	Office Supplies - Index Tabs (ICAN Books)	6.82
6/28/16	Best Buy	Replacement Router for Office	69.99
6/28/16	Amazon	Router Cable Adapter	16.68
6/30/16	Best Buy	Return - Router for Office	-69.99
6/30/16	Amazon	Return - Router Cable Adapter	-6.20
		<b>Total</b>	<b>345.63</b>

**WYLIE ECONOMIC DEVELOPMENT CORPORATION**  
**SALES TAX REVENUE**  
**FOR THE MONTH OF AUGUST 2016**

MONTH	WEDC 2014	WEDC 2015	WEDC 2016	DIFF 15 VS 16	% DIFF 15 VS 16
DECEMBER	\$134,371	\$154,719	\$166,418	\$11,700	7.56%
JANUARY	128,968	156,685	163,463	6,778	4.33%
FEBRUARY	213,877	241,858	260,166	18,309	7.57%
MARCH	121,483	171,741	167,082	-4,659	-2.71%
APRIL	124,866	134,475	154,920	20,445	15.20%
MAY	200,476	211,645	238,646	27,002	12.76%
JUNE	145,137	161,426	180,194	18,768	11.63%
JULY	149,537	159,973	212,620	52,646	32.91%
AUGUST	193,751	216,962	268,976	52,014	23.97%
SEPTEMBER	154,328	195,347			
OCTOBER	152,545	160,876			
NOVEMBER	213,292	226,078			
Sub-Total	\$1,932,632	\$2,191,785	\$1,812,486	\$203,002	12.61%
AUDIT ADJ					
TOTAL	\$1,932,632	\$2,191,785	\$1,812,486	\$203,002	12.61%



# Wylie Economic Development Corporation

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## MEMORANDUM

**TO:** WEDC Board of Directors

**FROM:** Sam Satterwhite, Executive Director 

**SUBJECT:** 605 Commerce

**DATE:** August 17, 2016

### Issue

Consider and act upon issues surrounding repairs to WEDC property located at 605 Commerce Street.

### Analysis

The roof at 605 Commerce was damaged from the March 2016 hail storm and the tarp installed by Blackman Mooring has failed. Regardless of whether the 1 acre upon which the 20,000 square foot building sits will be redeveloped in the near future or not, the tenants occupying 605 need almost immediate relief from a roof that has significant leaks throughout.

Options for sealing the damaged roof include re-tarpping, replacing the entire roof, installing a thermos-plastic membrane, or applying a metal seal roof repair system. Bids were solicited from Blackmon Mooring, LSR Commercial, Servpro, and Systems Roofing.

**Blackmon Mooring** bid included re-tarpping the building for \$26,620 with no warranty, applying a 45 mil thermo-plastic membrane with a one-year warranty for \$36,300, and replacing the entire roof system for \$133,000. **LSR Commercial** bid to replace the entire roof with a 5-year warranty for \$125,204. **Servpro** bid included replacing entire roof system with a 15-year warranty for \$133,000, or applying a Universal Metal Seal Roof Repair Sealant with a 10-year warranty for \$61,200. **Systems Roofing** bid to apply a 60 mil thermo-plastic membrane with a 15-year warranty for \$128,560.

Re-tarpping or replacing the roof entirely do not appear to be good options because there is either no warranty or it is too expensive. Blackman Mooring has suggested applying a 45 mil thermo-plastic membrane for \$36,300 but only a one-year warranty is provided. Servpro appears to have the best bid applying a metal sealant for \$61,200 with a 10-year warranty provided. The sub-contractor doing the work (MRB Corporate Group) is currently repairing the roof at Sanden.

The WEDC has proceeds from an insurance claim at 605 Commerce totaling \$149,002 with an ACV of \$101,122 and depreciation of \$47,879.

WEDC – 605 Commerce

August 17, 2016

Page 2 of 2

**Recommendation**

Staff recommends that the WEDC Board of Directors authorize the Executive Director to contract with Servpro for roof maintenance at 605 Commerce in an amount not to exceed \$61,200.

# Wylie Economic Development Corporation

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## MEMORANDUM

**TO:** WEDC Board of Directors  
**FROM:** Jason Greiner, Assistant Director   
**SUBJECT:** Wylie Flower and Gift Shop  
**DATE:** August 19, 2016

### Issue

Consider and act upon a Performance Agreement between the WEDC and Wylie Flower and Gift Shop.

### Analysis

Wylie Flower and Gift Shop initially came to the WEDC in an attempt to evaluate options surrounding the renovation of underperforming commercial space in downtown Wylie. Wylie Flower and Gift Shop owns both 131 N Ballard and 129 N Ballard totaling 5,950 square feet. Wylie Flower was formerly conducting business in the downstairs portion of 129 and 131 N Ballard. The upstairs portion of 131 N. Ballard was only used for storage. Following direction from the WEDC Board in Executive Session and an oral commitment by the WEDC staff for assistance, Wylie Flower and Gift Shop relocated all of their 131 N Ballard operations into 129 N Ballard.

With 131 N Ballard now vacant, Wylie Flower has freed up lease space and already attracted a tenant. In addition to the renovation of the commercial space, two upstairs residential units totaling one thousand three hundred forty-five (1,345) square feet are being remodeled and marketed for lease. While total renovations exceed \$300,000, performance measures will only be tied commercial remodeling costs equaling \$84,000.

The attached Agreement proposes a total maximum incentive of \$24,000 which is broken down as follows:

Incentive No. 1 .....\$24,000

- Renovation of 3,125 sq ft at 131 N Ballard
- Expenditures verified at \$84,000
- Proof of Certificate of Occupancy & Building Life Safety Inspection

WEDC – Wylie Flower and Gift Shop

August 19, 2016

Page 2 of 2

Should Wylie Flower and Gift Shop fail to meet the Performance Measures for Incentive No. 1, the entire Performance Agreement is voided in advance. Further, no partial incentive payments will be provided.

**Staff Recommendation**

Staff recommends that the WEDC Board of Directors approve a Performance Agreement between WEDC and Wylie Flower and Gift Shop providing for a maximum incentive of \$24,000 and further authorizing the WEDC Executive Director to execute said Agreement.

**Attachments**

Performance Agreement

**PERFORMANCE AGREEMENT**  
**between**  
**WYLIE ECONOMIC DEVELOPMENT CORPORATION**  
**and**  
**WYLIE FLOWER AND GIFT SHOP**

This Performance Agreement (this "Agreement") is made and entered into by and between the **Wylie Economic Development Corporation (the "WEDC")**, a Texas corporation organized and existing under the Development Corporation Act of 1979, as amended from time to time (the "Act"), and **Wylie Flower and Gift Shop, a sole proprietorship (the "Company")**.

**RECITALS**

**WHEREAS**, the Company is desirous of making real and personal property improvements in the form of remodeling a 3,125 square foot building (the "Project"). The project will have an estimated cost of Eighty-two Thousand Dollars (\$82,000) and will be located at 131 N Ballard Street in Wylie, Texas (the "Facility"); and

**WHEREAS**, the Company has requested that the WEDC provide economic assistance to offset the cost of the construction for the Project and other expenses associated with renovating the Facility in the City of Wylie, Texas; and

**WHEREAS**, the WEDC has determined that it is in the best interest of the public and the City and promotes the purposes authorized by the voters of the City of Wylie for which the WEDC was established to encourage the development and use of business properties within the City; and

**WHEREAS**, for the public purpose of promoting economic development and diversity, increasing employment, reducing unemployment and underemployment, expanding commerce and stimulating business and commercial activities in the State of Texas, and the City of Wylie, the WEDC desires to offer economic assistance to Company as more particularly described in this Agreement.

**NOW, THEREFORE**, for and in consideration of the promises, covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the WEDC and Company agree as follows:

- I. **Economic Assistance**. Subject to the terms of this Agreement, the WEDC will provide the Company economic assistance in an amount up to, but not to exceed Twenty-Four Thousand Dollars (\$24,000.00) (the "Economic Development Incentives"). The Economic Incentives will be paid according to the criteria set forth herein with the WEDC's obligation to pay the Economic Development Incentives terminating on December 1, 2016.

Upon meeting the qualifications and requirements (the "Performance Requirements"), the Company shall be entitled to the following Economic Development Incentives:

Economic Development Incentive Payment Schedule:

<u>Expected Year</u>	<u>Incentive</u>	<u>Cost/Value of Improvements</u>	<u>WEDC Incentive</u>	<u>Total WEDC Incentive</u>	<u>Eligibility Expiration</u>
2016	No. 1	\$84,000	\$24,000	\$24,000	12-1-2016

**II. Performance Requirements for Economic Development Incentive.**

Incentive No. 1: An Economic Development Incentive of Twenty-Four Thousand Dollars (\$24,000.00) will be paid to Company upon completion of the following Performance Requirements for Incentive No. 1:

1. Receipt of documentation by WEDC supporting the renovation of the three thousand one hundred twenty-five (3,125) square foot commercial building as evidenced by a Certificate of Occupancy for commercial uses located at 131 N. Ballard and a Building Life Safety Inspection for mixed-use development at 131-A N. Ballard and 131-B N. Ballard, issued by the City of Wylie on or before December 1, 2016, approval of said documentation at the sole and absolute discretion of the WEDC; and
2. Receipt of documentation by WEDC supporting a minimum renovation cost for commercial lease space at 131 N. Ballard Eighty-two Thousand Dollars (\$82,000) as evidenced by paid construction invoices supporting the minimum renovation costs and miscellaneous professional services, approval of said documentation at the sole and absolute discretion of the WEDC; and
3. Company is current on all ad valorem property taxes due on the Facility by January 31 of the year after they are assessed and provide written notice and evidence of such payment to WEDC in a form satisfactory to WEDC; and
4. Eligibility expiration for the Company to qualify for this Incentive No. 1 is December 1, 2016.

III. **WEDC Payment of Reimbursement Incentives.** Subject to the terms of this Agreement, the WEDC shall pay the Incentives within approximately five (5) days of receipt of the required documentation from the Company, subject to verification by the WEDC that the Performance Requirements have been met or exceeded by the Company.

IV. **Non-Attainment of Performance Requirements.** In the event that the Company does not meet or exceed a Performance Requirement as specified in Section II, the WEDC Economic Development Incentive will be voided in advance of payment in addition to all future Economic Development Incentive payments being voided at the sole discretion of the WEDC. The Company will not be eligible to receive an Economic Development Incentive payment if documentation supporting Performance Requirements are not received by WEDC prior to the Eligibility Expiration Date. Company will be notified in writing in the event a Performance Requirement is not met and have thirty (30) days to cure said default.

- V. **Economic Assistance Termination.** The Agreement may be terminated by mutual agreement of the parties or by either party, upon the failure of the other party to fulfill an obligation as set forth in Section II above. Regardless of the Company's level of attainment of the Performance Requirements set forth in Section II above, the WEDC's obligation to pay the Reimbursement Incentive will expire in full on December 1, 2016.
- VI. **Employee Hiring, Materials and Supplies Purchase.** Although not an event of default or a condition to any advance in the Agreement, WEDC requests that the Company satisfies its need for all construction contractors from Wylie residents and purchase all materials, supplies and services necessary to affect the Project and subsequent occupancy of the Facility from Wylie merchants and businesses.
- VII. **Community Involvement.** Although not an event of default or condition of any advance hereunder, the Company agrees to actively participate in community and charitable organizations and/or activities, the purpose of which are to improve the quality of life in the City of Wylie, Texas, and to actively encourage its employees to be involved in such organizations and/or activities.
- VIII. **Verification and Compliance.** The Company will allow the WEDC to audit necessary Company's records, documents, agreements and other instruments in furtherance of the following purposes: (i) to ensure the Company's compliance with the affirmative covenants set forth in this Agreement; (ii) to determine the existence of an Event of Default under the terms of this Agreement; (iii) to ensure compliance with any other terms and conditions set forth herein or any related documents. Company will provide reports certifying the status of compliance, jobs retained, new investments and any other relevant information until the termination of this Agreement
- IX. **Cessation of Economic Assistance.** Notwithstanding anything herein to the contrary, WEDC shall have no obligation to disburse WEDC Economic Development Incentives if the Company becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt, or is delinquent on any property tax payments or an Event of Default under the terms of this Agreement occurs.
- X. **Non-Payment of Economic Assistance.** The following will constitute an Event of Default and any advance shall not be forgiven in an Event of Default: the Company becomes insolvent, makes any materially false statements to the City and/or the WEDC, fails to pay ad valorem taxes, or files suit against the City and/or the WEDC.
- XI. **Miscellaneous.**
- a. This Agreement shall inure to the benefit of the parties hereto and shall not be assignable by Company without the prior written consent of the WEDC, which consent may be withheld by the WEDC in its sole and absolute discretion.
  - b. This Agreement shall be construed according to the laws of the State of Texas and is subject to all provisions of Vernon's Ann. Civ. St. Art. 5190.6, which are incorporated herein by reference for all purposes. In the event any provision of the Agreement is in conflict with article 5190.6, article 5190.6 shall prevail.

- c. This Agreement contains the entire agreement of the parties regarding the within subject matter and may only be amended or revoked by the written agreement executed by all of the parties hereto.
- d. This Agreement shall be governed by the laws of the State of Texas and is specifically performable in Collin County, Texas.
- e. Any notice required or permitted to be given under this agreement shall be deemed delivered by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other address as any part hereto might specify in writing:

**WEDC:** Samuel D. R. Satterwhite  
Executive Director  
Wylie Economic Development Corporation  
250 South Highway 78  
Wylie, Texas 75098

**COMPANY:** Wylie Flower and Gift Shop  
129 N Ballard  
Wylie, TX 75098  
Attention: Pam Wells

By the execution hereof, each signatory hereto represents and affirms that he is acting on behalf of the party indicated, that such party has taken all action necessary to authorize the execution and delivery of the Agreement and that the same is a binding obligation on such party.

EXECUTED this \_\_\_\_\_ day of August, 2016.

**WEDC:**

**Wylie Economic Development Corporation**

By: \_\_\_\_\_  
Samuel D.R. Satterwhite, Executive Director

**COMPANY:**

**Wylie Flower and Gift Shop**

By: \_\_\_\_\_  
Pam Wells, Owner

# Wylie Economic Development Corporation

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## MEMORANDUM

**TO:** WEDC Board of Directors

**FROM:** Sam Satterwhite, Executive Director 

**SUBJECT:** McClure Partners

**DATE:** August 17, 2016

### Issue

Consider and act upon a Performance Agreement between the WEDC and McClure Partners Development Company, LLC.

### Analysis

Mr. Charles McClure has approached the WEDC and requested additional assistance in recruiting a business to the Wylie community via a build-to-suit opportunity on a property in need of redevelopment. Mr. McClure has under contract two properties (1.9 acres) owned by Ronald & Patricia Williford. As shown on the attached aerials the properties are just off the hard corner of F.M. 544 and Regency Drive. With approximately 6,000 square feet of improvements (4 structures), approximately 3,000 square feet of additional paving, and a significant number of dilapidated vehicles as further shown on the attached aerials, the Project calls for complete clean-up of the site by year end and construction of no less than a 6,000 square foot commercial building.

Following purchase of the site by McClure which is required to close under the Agreement by October 1, 2016, complete demolition and removal of all improvements and debris must take place by December 31, 2016. Completion of these performance measures will result in a \$25,000 incentive payment from the WEDC. An additional incentive payment of \$50,000 will be funded following the construction of at least a 6,000 square foot commercial building with construction costs equaling no less than \$1.35 mm which also must have a certificate of occupancy no later than September 30, 2017.

In review, the WEDC previously entered into a Performance Agreement with FLM Development, LLC (an affiliate of McClure Partners Development Company, LLC) for the redevelopment of a 3.8-acre tract which included demolition of 2 metal structures, the removal of a billboard, constructing storm sewer improvements in Regency Drive for the additional benefit of surrounding properties, and reconstructing the median in F.M. 544 to provide north and south bound turn bays. As shown on the attached site plan, three pad sites have been created from the previous project with FLM and significantly enhanced redevelopment options on the adjacent Williford tract. The WEDC will be funding an incentive payment of \$76,673 in the near future for the FLM project.

WEDC – McClure Partners

August 17, 2016

Page 2 of 2

**Recommendation**

Staff recommends that the WEDC Board of Directors approve a Performance Agreement between the WEDC and McClure Partners Development Company, LLC.

**Attachment**

Aerials

Site Plan

**PERFORMANCE AGREEMENT**  
**Between**  
**WYLIE ECONOMIC DEVELOPMENT CORPORATION**  
**And**  
**MCCLURE PARTNERS DEVELOPMENT COMPANY, LLC**

This Performance Agreement (this “Agreement”) is made and entered into by and between the **Wylie Economic Development Corporation (the “WEDC”)**, a Texas corporation organized and existing under the Development Corporation Act of 1979, as amended from time to time (the “Act”), and **McClure Partners Development Company, LLC** a Texas Limited Liability Corporation (**the “Company”**).

**RECITALS**

**WHEREAS**, the WEDC and Company’s affiliate FLM Development, LLC entered into a Performance Agreement on April 6, 2016 under which Company’s affiliate is eligible to receive certain incentives should specific utility, median, and other improvements be completed for the benefit of redeveloping a ±3.8-acre tract located at the intersection of Regency Drive and F.M. 544 in Wylie, Texas; and

**WHEREAS**, the Company is desirous of acquiring a 1.0 acre tract and a 0.9 acre tract from Ronald & Patricia Williford, more specifically identified as Abstract A0835 W M Sachse Survey, Tract 26 and Jacobs Addition, Block B, Lot 2 (**the “Williford Tracts”**) and combining the same with the aforementioned 3.8-acre tract to redevelop and repurpose a property with existing light industrial uses, marketing the same for new commercial uses, constructing improvements supporting new commercial uses, and further making access and utility improvements to the property required for a well-ordered, master-planned site (**the “Project”**); and

**WHEREAS**, the Company has requested that the WEDC provide economic assistance to offset the cost of demolition and infrastructure improvements to the Project in the City of Wylie, Texas; and

**WHEREAS**, the construction of the Project in the City of Wylie, Texas will ultimately create further investment and “primary jobs”, as that term is defined in the Act; and

**WHEREAS**, the WEDC has determined that it is in the best interest of the public and the City and promotes the purposes authorized by the voters of the City of Wylie for which the WEDC was established to encourage the development and use of business properties within the City; and

**WHEREAS**, for the public purpose of promoting economic development and diversity, increasing employment, reducing unemployment and underemployment, expanding commerce and stimulating business and commercial activities in the State of Texas, and the City of Wylie, the WEDC desires to offer economic assistance to Company as more particularly described in this Agreement.

**NOW, THEREFORE**, for and in consideration of the promises, covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the WEDC and Company agree as follows:

- I. **Economic Assistance.** Subject to the terms of this Agreement, the WEDC will provide the Company economic assistance in an amount up to, but not to exceed Seventy-Five Thousand Dollars (\$75,000) (the “Economic Development Incentives”). The Economic Incentives will be paid according to the criteria set forth herein with the WEDC’s obligation to pay the Economic Development Incentives ultimately terminating on September 30, 2017.

Upon meeting the qualifications and requirements (the “Performance Requirements”), the Company shall be entitled to the following Economic Development Incentives:

**Economic Development Incentive Payment Schedule:**

<u>Expected Year</u>	<u>Incentive</u>	<u>Cost of Improvements</u>	<u>Max. WEDC Incentive</u>	<u>Total WEDC Incentive</u>	<u>Eligibility Expiration</u>
2016	No. 1	n/a	\$25,000	\$25,000	12-31-2016
2017	No. 2	\$1,350,000	\$50,000	\$75,000	9-30-2017

II. **Performance Requirements for Economic Development Incentive.**

a. Incentive No. 1: An Economic Development Incentive of Twenty-Five Thousand Dollars (\$25,000) will be paid to Company upon completion of the following Performance Requirements for Incentive No. 1:

- 1) Receipt of documentation by WEDC supporting the purchase of the Williford Tracts, not later than October 1, 2016; and
- 2) Complete demolition and removal of all improvements, foundations, and paving associated with approximately 6,000 square feet of structures and 3,000 square feet of paving currently located on the Williford Tracts, not later than December 31, 2016; and
- 3) Remove all debris, vehicles, and remaining inventory from current or previously existing businesses located on the Williford Tracts, not later than December 31, 2016; and
- 4) Eligibility expiration for the Company to qualify for this Incentive No. 1 is December 31, 2016.

b. Incentive No. 2: An Economic Incentive of Fifty Thousand Dollars (\$50,000) will be paid to Company upon completion of the following Performance Requirements for Incentive No. 2:

- 1) Complete construction of not less than one, six thousand (6,000) square foot commercial structure on the Williford Tracts as evidence by a Certificate of Occupancy issued by the City of Wylie not later than September 30, 2017; and

2) Provide the WEDC with documentation supporting construction cost of not less than One Million Three Hundred Fifty Thousand Dollars (\$1,350,000) for improvements described in Section II b (1). Fees for professional services such as architectural, engineering, and surveying will not be applied toward the minimum cost requirement; and

3) Eligibility expiration for the Company to qualify for this Incentive No. 2 is September 30, 2017.

- III. **WEDC Payment of Reimbursement Incentives.** Subject to the terms of this Agreement, the WEDC shall pay the Reimbursement Incentives within thirty (30) days of receipt of the required documentation from the Company, subject to verification by the WEDC that the Performance Requirements have been met or exceeded by the Company.
- IV. **Non-Attainment of Performance Requirements.** In the event that the Company does not meet or exceed a Performance Requirement as specified in Section II, the WEDC Economic Development Incentive will be voided in advance of payment at the sole discretion of the WEDC. The Company will not be eligible to receive an Economic Development Incentive payment if documentation supporting Performance Requirements are not received by WEDC prior to the Eligibility Expiration Date.
- V. **Economic Assistance Termination.** The Agreement may be terminated by mutual agreement of the parties or by either party, upon the failure of the other party to fulfill an obligation as set forth in Section II above. Regardless of the Company's level of attainment of the Performance Requirements set forth in Section II above, the WEDC's obligation to pay the Reimbursement Incentive will expire in full on September 30, 2017.
- VI. **Employee Hiring, Materials and Supplies Purchase.** Although not an event of default or a condition to any advance in the Agreement, WEDC requests that the Company satisfies its need for all construction contractors from Wylie residents and purchase all materials, supplies and services necessary to affect the Project and subsequent occupancy of the Facility from Wylie merchants and businesses.
- VII. **Community Involvement.** Although not an event of default or condition of any advance hereunder, the Company agrees to actively participate in community and charitable organizations and/or activities, the purpose of which are to improve the quality of life in the City of Wylie, Texas, and to actively encourage its employees to be involved in such organizations and/or activities.
- VIII. **Verification and Compliance.** The Company will allow the WEDC to audit necessary Company's records, documents, agreements and other instruments in furtherance of the following purposes: (i) to ensure the Company's compliance with the affirmative covenants set forth in this Agreement; (ii) to determine the existence of an Event of Default under the terms of this Agreement; (iii) to ensure compliance with any other terms and conditions set forth herein or any related documents. Company will provide reports certifying the status of compliance, jobs retained, new investments and any other relevant information until the termination of this Agreement.

- IX. **Cessation of Economic Assistance.** Notwithstanding anything herein to the contrary, WEDC shall have no obligation to disburse WEDC Economic Development Incentives if the Company becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt, or is delinquent on any property tax payments or an Event of Default under the terms of this Agreement occurs.
- X. **Non-Payment of Economic Assistance.** The following will constitute an Event of Default and any incentive payments shall not be funded in an Event of Default: the Company becomes insolvent, makes any materially false statements to the City and/or the WEDC, fails to pay ad valorem taxes, files suit against the City and/or the WEDC.
- XI. **Miscellaneous.**
- a. This Agreement shall inure to the benefit of the parties hereto and shall not be assignable by Company without the prior written consent of the WEDC, which consent may be withheld by the WEDC in its sole and absolute discretion.
  - b. This Agreement shall be construed according to the laws of the State of Texas and is subject to all provisions of Vernon's Ann. Civ. St. Art. 5190.6, which are incorporated herein by reference for all purposes. In the event any provision of the Agreement is in conflict with article 5190.6, article 5190.6 shall prevail.
  - c. This Agreement contains the entire agreement of the parties regarding the within subject matter and may only be amended or revoked by the written agreement executed by all of the parties hereto.
  - d. This Agreement shall be governed by the laws of the State of Texas and is specifically performable in Collin County, Texas.
  - e. Any notice required or permitted to be given under this agreement shall be deemed delivered by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other address as any part hereto might specify in writing:

**WEDC:** Samuel D. R. Satterwhite  
Executive Director  
Wylie Economic Development Corporation  
250 S. Highway 78  
Wylie, Texas 75098

**COMPANY:** McClure Partners Development Company, LLC  
P.O. Box 802047  
Dallas, TX 75380  
Attention: Charles McClure

By the execution hereof, each signatory hereto represents and affirms that he is acting on behalf of the party indicated, that such party has taken all action necessary to authorize the execution and delivery of the Agreement and that the same is a binding obligation on such party.

EXECUTED this \_\_\_\_\_ day of August, 2016.

**WEDC:**

**Wylie Economic Development Corporation**

By: \_\_\_\_\_  
Samuel D.R. Satterwhite, Executive Director

**COMPANY:**

McClure Partners Development Company, LLC

By: \_\_\_\_\_  
Charles McClure, Member





Regency Dr



# Wylie Economic Development Corporation

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## MEMORANDUM

**TO:** WEDC Board of Directors

**FROM:** Samuel Satterwhite, Executive Director

**SUBJECT:** Staff Report

**DATE:** August 15, 2016

### Issue

Staff report: review issues surrounding WEDC Performance Agreements, 605 Commerce, demolition of WEDC properties, insurance claims on WEDC properties, WEDC/City of Wylie Regional Marketing Campaign, ICSC Expenses, Woodbridge Crossing/InvenTrust, and regional housing starts.

### Analysis

As a reminder to Board members, the Board may not discuss an item which is not specifically identified on the agenda. Only those items listed above can be discussed. Should any Board member want an issue be placed on the agenda at any time prior to a Board meeting, please contact the WEDC President or staff.

### WEDC Performance Agreement Summary

Attached for the Board's review is a summary of all outstanding Performance Agreements including: Ascend Custom Extrusion, All State Fire Equipment, B&B Theatres Operating Company, Clark Street Development, Dank Real Estate, Exco Extrusion Dies, FLM Development, Freudiger Holdings, Getset, KREA Acquisition, Patna Properties, VIAA Properties, Von Runnen Holdings, Woodbridge Crossing and the Wedge Corporation.

### Woodbridge Crossing

Attached for the Board's review is the Sales Tax Reimbursement Report which identifies all sales taxes received through June 2016 within Woodbridge Crossing for the City General Fund, the WEDC, and the 4B. As a reminder, the City and WEDC reimbursed 85% of all sales tax generated within Woodbridge Crossing through September 2013 with the reimbursement percentage reduced to 65% thereafter. Due to the default under the Amended and Restated Performance Agreement, Woodbridge Crossing is only eligible to receive up to \$6 million in sales tax reimbursement through September 2021 as opposed to the maximum reimbursement of \$12 million originally contemplated.

\$3,617,285 in reimbursement has been earned through June 2016 with net receipts of \$2,723,657.84 after reimbursements. As well, it is estimated that \$3.5 mm has been paid in ad valorem taxes to the City of Wylie (excluding the WISD).

As shown on the Sales Tax Reimbursement Report, \$100,410.40 was generated in sales tax in April 2016 versus \$94,313.63 in April 2015. This represents a 6.46% increase over 2015 receipts.

### 605 Commerce

Attached for the Board's review is a spreadsheet tracking all activities with W&M Environmental for FY 2014-15 and FY 2015-16. W&M has prepared Phase I & II reports for Mann Made, K&M, Business Way, is processing the VCP application for the Commerce property, and processing the Municipal Setting Designation through the City. As the Board will recall the MSD process was put in place by the Wylie City Council to facilitate redevelopment of environmentally damaged properties such as the Commerce building. The MSD application for Commerce was submitted to the City and ready to be processed, but staff recalled the application recently to allow for other properties in the area to potentially be including within this application. A new application will be submitted as the WEDC determines the future direction of surrounding properties.

### Demolition of WEDC Properties

Demolition of Industrial Court properties continues to progress. Rough grading will take place within the next 2 weeks.

### Insurance Claims on WEDC Properties

City staff is preparing a recommendation to the Wylie City Council and the WEDC Board as to whether to continue to utilize the Bart Peddicord Center. Repairs are estimated at \$105,884.32 which includes an Actual Cash Value of \$61,923.98, Depreciation of \$21,330.69, and code upgrades of \$22,629.65. Staff anticipates that City staff will receive input from Council in September or October at the latest and then make a final recommendation to the WEDC Board of Directors as to the future use of the Peddicord Center.

### WEDC /City of Wylie Regional Marketing Campaign

The City of Wylie PIO is continuing to develop options for a Regional Marketing Campaign which is proposed to be rolled out in the 4<sup>th</sup> quarter of 2016. As a reminder, the framework or philosophy that has been presented to the PIO is to improve upon and expand upon promoting Wylie quality of life advertising which is already taking place, while accentuating business development options at the same time. For example, if there is an existing emphasis on the promotion of Blue Grass on Ballard, added dollars from the WEDC/City regional campaign could be used to expand the reach of the same advertising program not only promoting Wylie as a whole but also bringing in dollars from outside the community for the special event. Further, the program will not specifically promote 'restaurant development in Wylie' but more so emphasize a young population, housing growth, with high disposable incomes – the qualities that restaurants are looking for.

ICSC Expenses

Staff wants the Board to be aware that an anonymous Facebook post was placed online on 8-15-16 claiming that six WEDC representatives had an \$1,120 meal at Capitol Grill in Las Vegas, expended an additional \$350 on drinks, and that the Mayor had flown first class to the ICSC conference for \$1,597. Ms. Manson utilized a City Facebook page to let the public know that there were eleven people at the dinner which totaled \$1,120 and that the WEDC paid for \$350. Further it was noted that no alcohol was paid for by the WEDC and that the Mayor's \$1,597 Expedia receipt was airfare, four nights hotel and not first class. The post was taken down off Facebook later that same day.

La Quinta Inn & Suites

La Quinta will go vertical the week of August 22<sup>nd</sup> and take 6 months to complete from that point forward. The WEDC Performance Agreement with KREA Acquisitions, LLC requires a certificate of occupancy no later than March 31, 2017.

Woodbridge Crossing/InvenTrust

InvenTrust had indicated at ICSC that a 10,000 square foot lease space was to be built adjacent to and east of Cotton Patch. InvenTrust confirmed the same at a meeting recently and indicated that the requirement for space to be 100% leased prior to construction will be suspended due to the strength of the Wylie market. A national restaurant has already committed to take 4,000 square feet on the end cap.

Regional Housing Starts

Thirty-four homes were permitted in Wylie for the month of July 2016. Sachse, Lavon, Murphy permitted a combined twenty-five homes with Inspiration permitting forty homes over the same period.

No action is requested by staff for this item.

Attachments

Performance Agreement Summary  
Environmental Tracking Report  
Regional Housing Permits

## Outstanding Performance Agreement Summary

Company	Performance Obligations	Expiration	Incentive	Comment/Notes
<b>Ascend Custom Extrusion</b>	A. CO on 21,000 sf expansion; documentation of minimum cost of \$1,000,000	2/1/2014	\$49,871	Paid
	B. Documentation of 3rd extrusion press w/ purchase price of \$4,500,000	2/1/2015	\$24,000	Paid
	C. Documentation of 3rd extrusion press w/ purchase price of \$4,500,000	2/1/2016	\$24,000	Paid
	D. Documentation of 3rd extrusion press w/ purchase price of \$4,500,000	2/1/2017	\$24,000	
<b>All State Fire Equipment</b>				
	A. CO 9,300 sf office/warehouse; construction documents for \$788,000	4/15/2016	\$20,000	Paid
	B. Valuation of \$1,100,000	8/1/2017	\$20,000	
	C. Valuation of \$900,000	8/1/2018	\$20,000	
<b>B&amp;B Theatres</b>				
	Phase I - CO 56,000 sf, 12 screen theater; documentation of \$600,000; documentation of total expend. for land, improvements and personal property of \$10,000,000.	12/31/2013	\$100,000	Paid
	Cumulative valuation amended to \$7,300,000	12/31/2015	\$25,000	Paid
		12/31/2016	\$25,000	
		12/31/2017	\$25,000	
		12/31/2018	\$25,000	
		12-18	Annually	Total Incentive not to exceed \$600,000
<b>B&amp;B Theatres Sales Tax Reimb.</b>				
	Qrtly Sales Tax Reimbursement equal to .005	12-18	Annually	
<b>CSD Woodbridge</b>				
	Phase I - Acquire property for 110,000 sf Kroger by 7/31/2016; CO by 3/31/2014	3/31/2014	\$100,000	Paid
	Phase II - CO for 120,600 sf retail space (completed)	3/31/2014	Sales tax reimburse	quarterly
	Phase III - CO for 127,600 sf retail space (completed)	3/31/2017	Sales tax reimburse	quarterly
	Phase IV - CO for 134,600 sf retail space (completed)	3/31/2019	Sales tax reimburse	Cumulative incentive not to exceed \$1.1 mm

## Outstanding Performance Agreement Summary

<b>Dank Real Estate (Deanan Popcorn)</b>	A. CO on 5,300 sf building, documentation of \$600,000 construction cost	2/1/2015	\$15,000	Paid
	B. Documentation of \$1,150,000 property value	2/1/2016	\$7,500	Paid
	C. Documentation of \$1,150,000 property value	2/1/2017	\$7,500	
	<b>Exco Extrusion Dies (Texas), Inc.</b>			
A. CO on 30,000 sf building	1/31/2016	\$87,000		Paid
B. On an annual basis maintain appraised value of \$7.55 mm, maintain Texas as principal place of business, employ 20 full time employees	1/31/2017	\$20,000		
	1/31/2018	\$20,000		
	1/31/2019	\$20,000		
	1/31/2020	\$20,000		
Seller financing on \$350,000 note, forgiven annually beginning 1-31-17 in equal amounts of \$70,000	2017 - 2021	\$350,000		
<b>FLM Development, Inc.</b>				
Simultaneously purchase WEDC, Goldenberg and Jacobs Lots, plat 3 lots, receive TxDOT permit, remove all improvements	8/31/2016	n/a		Sold Ferrell Property for \$250,000
Complete Median Improvements	11/1/2016	\$37,500		
Complete Drainage Improvements	11/1/2016	\$39,173		
<b>Freudiger Holdings, LLC</b>				
CO and Documentation supporting 5,500 sf office space and 1,800 warehouse space at a cost of \$250,000	5/1/2016	\$15,000		Paid
Form 941 evidencing a minimum of 75 employees employed not less than 90 days prior to CO.	5/1/2016	\$25,000		Paid
10 Full time Employees ,over and above the base Employment evidenced by Form 941.	5/1/2017	\$30,000		

## Outstanding Performance Agreement Summary

<b>Get Set, Inc.</b>	CO for 6,700 sf building and documentation of \$575,000 in construction cost. Appraised Value of \$1,175,000 Appraised Value of \$1,175,000	5/1/2015 2/28/2017 2/28/2018	\$15,000 \$10,000 \$10,000	Paid
<b>KREA Acquisition, LLC</b>				
	A. Acquire property by 9/1/15; CO for La Quinta Inn & Suites by 3/31/17; confirm \$600,000 in construction costs	3/31/2017	\$100,000	
	B. Quarterly incentive payment equal to Occupancy Tax paid to City of Wylie (start date 6 months from CO and ending 7 years from 1st payment)	9/31/18		Not to exceed \$600,000 total incentive
<b>Patna Properties, Inc.</b>				
	A. CO for 4,283 sf building; documentation of \$700,000 in construction costs	10/1/2016	\$20,000	
	B. Appraised Value of \$707,000	10/1/2017	\$10,000	
<b>VIAA Properties, LLC</b>				
	A. CO for 6,094 sf building; documentation of \$1,200,000 in construction costs	2/28/2016	\$30,000	Paid
	B. Appraised Value of 1,000,000	2/28/2017	\$20,000	
<b>Von Runnen Holdings</b>				
	A. CO for 12,047 sf building; documentation of \$1,250,000 in construction costs.	1/1/2016	\$20,000	Paid
	B. Appraised Value of \$1,000,000	1/31/2017	\$10,000	
	C. Appraised Value of \$1,000,000	1/31/2018	\$10,000	
<b>Woodbridge Crossing</b>				
	Phase I. CO for Initial Phase including a Super Target by 8/1/09.	8/1/2009		65% sales tax reimb 2009 - 2013 ; 85% sales tax reimb 2013-2021
	No further performance requirements. Default declared reducing maximum incentive from \$12 mm to \$6 mm.	2021		Reimbursement spreadsheet attached
<b>Wedge Corporation</b>				
	A. Documentation of executed Ground Lease, Building Permit;	1/31/2014	\$137,500	Loan Advance #1

## Outstanding Performance Agreement Summary

		12/31/2014	\$137,500	Loan Advance #2
B. CO for "The Rock"				
C. Evidence of Continuous Operation		12/31/2015	\$91,666	Loan Advance Forgiven
D. Evidence of Continuous Operation		12/31/2016	\$91,666	
E. Evidence of Continuous Operation		12/31/2017	\$91,666	

## W M Environmental Program Tracking

	Invoiced	Date	Descr. of Work	Proj. Total
<b>605 Commerce</b>			<b>Project Total:</b>	<b>80,780.77</b>
Phase II	4,138.75	2/28/15	Labor: Laura Foss; James Maxwell; Clay Snider; Michael Whitehead	Completed
<b>Contracted Amt: \$11,500</b>	1,967.65	2/28/15	Laboratory	
<b>(\$69.96 over budget)</b>	4,878.30	2/28/15	Drilling	
	124.12	2/28/15	Misc. Supplies	
	151.25	2/28/15	W&M Equipment	
	250.00	2/28/15	Vehicle Usage P-2	
	12.39	8/18/15	Postage	
	47.50	8/31/15	Labor: Mark Smith	
<b>Total</b>	<b>11,569.96</b>			
<b>VCP (Vol. Cleanup Prog)</b>	10,324.00	6/23/15	Labor: Frank Clark; Laura Foss; Michael Henn, James Maxwell; Paul Rodusky; Mark Smith; Clay Snider; William Soderstrom; Ross Tucker; Michael Whitehead	
<b>Contracted Amt: \$38,000</b>	3,325.80	6/23/15	Laboratory	
<b>(\$163.10 Over Budget)</b>	1,150.00	6/23/15	Supplies/Permits	
	690.00	6/23/15	Other Sub-contractors	
	4.90	6/23/15	Misc. Supplies	
	1,175.75	7/14/15	Labor: Frank Clark,; Clay Snider; Michael Whitehead	
	2,632.35	7/14/15	Drilling	
	9.38	7/14/15	Postage/Shipping/Delivery	
	32.62	7/14/15	Misc. Supplies	
	13.23	7/14/15	Mileage	
	187.50	7/14/15	Vehicle Usage P-2	
	361.75	7/14/15	W&M Equipment	
	1,425.00	8/18/15	Labor: Shan Ahmad; James Maxwell; Clay Snider	
	517.50	8/18/15	Laboratory	
	3,041.75	8/18/15	Drilling	
	925.75	8/18/15	Other Sub-contractors	
	11.16	8/18/15	Misc. Supplies	
	64.63	8/18/15	W&M Equipment	
	125.00	8/18/15	Vehicle Usage P-2	
	1,066.25	8/31/15	Labor: James Maxwell; Clay Snider; Michael Whitehead	

## W M Environmental Program Tracking

	893.55	8/31/15	Laboratory	
	521.25	9/30/15	Labor: Shan Ahmad; Mark Smith; Clay Snider	
	287.50	10/31/15	Labor: Clay Snider	
	402.50	12/15/15	Labor: Clay Snider	
	631.25	12/31/15	Labor: Clay Snider, Michael Whitehead	
	143.75	12/31/15	Other Sub-contractors	
	843.75	1/31/16	Labor: Michael Henn, Mark Smith, Clay Snider	
	1,612.50	2/29/16	Labor: Shan Ahmad, Clay Snider	
	1,010.85	2/29/16	Laboratory	
	8.24	2/29/16	Misc. Supplies	
	396.14	2/29/16	Vehicles / Equipment	
	983.75	3/31/16	Labor: Michael Henn, Jeremiah Roy, Clay Snider	
	142.50	4/30/16	Labor: Jeremiah Roy, Clay Snider	
	3,201.25	6/30/16	Labor: Shan Ahmed, James Maxwell, Antonia Pacholczuk, Paul Rodusky, Jeremiah Roy, Michael Whitehead, Ross Zapalac	
	38,163.10			
<b>APAR (Affected Property Assessment Report</b>				<b>Completed</b>
	805.00	7/14/15	Labor: Clay Snider	
	87.50	8/18/15	Labor: Michael Henn	
<b>Contracted Amt: \$10,000 (\$1,431.04 over budget)</b>	2,676.25	8/31/15	Labor: Laura Foss; Michael Henn; Clay Snider	
	11.73	8/31/15	Misc. Supplies	
	398.50	8/31/15	Vehicle usage P-2; W&M Equipment	
	2,880.00	9/30/15	Labor: Shan Ahmad, Jmes Maxwell; Antonia Pacholczuk; Clay Snider; Michael Whitehead.	
	536.00	10/31/15	Labor: Clay Snider; Frank Clark	
	38.56	10/31/15	Subcontractors: Postage & Shipping	
	230.00	12/15/15	Labor: Clay Snider	
	115.00	12/31/15	Labor: Clay Snider	
	3,107.50	1/31/16	Labor: Shan Ahmad, Frank Clark, Michael Henn, Jeremiah Roy, Clay Snider	
	350.00	4/30/16	Labor: Jeremiah Roy	
	195.00	5/31/16	Labor: Shan Ahmad, Clay Snider	
<b>Total</b>	11,431.04			

## W M Environmental Program Tracking

<b>MSD (Municipal Setting Designation)</b>							
	393.75	7/14/15	Labor: Michael Henn				
	384.00	8/18/15	Labor - Frank Clark, Michael Henn				
<b>Contracted Amt: \$20,500</b>	1,336.23	8/18/15	Aerials/Maps/Photos				
	195.75	8/31/15	Labor: Frank Clark, Michael Henn				
	1,020.00	9/30/15	Labor: Laura Foss				
	2,241.25	10/31/15	Labor: Frank Clark, Michael Henn; Michael Whitehead				
	87.50	12/15/15	Labor: Michael Henn				
	1,476.25	12/31/15	Labor: Frank Clark, Holly Stockton, Michael Whitehead				
	28.44	12/31/15	Mileage				
	837.50	1/31/16	Frank Clark, Michael Henn				
	4,292.50	2/29/16	Labor: Shan Ahmad, Frank Clark, Michael Henn, Jeremiah Roy, Clay Snider				
	97.75	2/29/16	Meals				
	1,873.75	3/31/16	Labor: Shan Ahmad, Frank Clark, Jeremiah Roy, Clay Snider, Michael Whitehead				
	1,495.00	4/30/16	Labor: Frank Clark, Michael Henn, Jeremiah Roy, Mark Smith, Clay Snider, Michael Whitehead				
	221.25	5/31/16	Labor: Janes Maswell, Clay Snider				
<b>Total</b>	<b>15,980.92</b>						
<b>Indoor Air Sampling</b>							
<b>Contract: \$3,300</b>	<b>470.00</b>	4/30/16	Labor: Mark Smith, Clay Snider				<b>Completed</b>
<b>(\$335.75 Over budget)</b>	<b>90.00</b>	5/31/16	Labor: Clay Snider				
	<b>1,603.75</b>	6/30/16	Labor: Michael Henn, Clay Snider				
	<b>1,472.00</b>	6/30/16	Other Sub-Contractors: Laboratory				
<b>Total:</b>	<b>3,635.75</b>						
<b>106 N. Birmingham</b>						<b>Project Total:</b>	<b>7,800.00</b>
<b>Phase I -- Contract: 2,800</b>	<b>2,800.00</b>	6/11/15					<b>Completed</b>
<b>Total</b>	<b>2,800.00</b>						
<b>Ltd Phase II - Contract: 5,000</b>	<b>5,000.00</b>	7/31/15					<b>Completed</b>
<b>Total</b>	<b>5,000.00</b>						
<b>398 S. Highway 78</b>						<b>Project Total:</b>	<b>14,297.97</b>
<b>Phase I - Contract \$2,700</b>	<b>2,700.00</b>	9/30/15					<b>Completed</b>
<b>Total:</b>	<b>2,700.00</b>						



## Woodbridge Crossing Sales Tax Reimbursement Report

Filing Period	Allocation Period	City of Wylie (1%)	4B (0.5%)	WEDC (0.5%)	Total	Applicable Rate (%)	WEDC Reimbursement	City Reimbursement	Total Reimbursement
Oct-09	Dec-09	\$17,612.55	\$8,806.27	\$8,806.27	\$35,225.09	0.85	7,485.33	\$14,970.66	\$22,455.99
Nov-09	Jan-10	21,995.30	10,997.65	10,997.65	43,990.60	0.85	9,348.00	18,696.01	28,044.01
Dec-09	Feb-10	40,289.26	20,144.63	20,144.63	80,578.52	0.85	17,122.94	34,245.87	51,368.81
			<b>Sub-Total</b>		<b>159,794.21</b>		<b>33,956.27</b>	<b>67,912.54</b>	<b>101,868.81</b>
Jan-10	Mar-10	16,017.96	8,008.98	8,008.98	32,035.92	0.85	6,807.63	13,615.27	20,422.90
Feb-10	Apr-10	18,392.59	9,196.29	9,196.29	36,785.17	0.85	7,816.85	15,633.70	23,450.55
Mar-10	May-10	24,382.07	12,191.03	12,191.03	48,764.13	0.85	10,362.38	20,724.76	31,087.13
			<b>Sub-Total</b>		<b>117,585.22</b>		<b>24,986.86</b>	<b>49,973.72</b>	<b>74,960.58</b>
Apr-10	Jun-10	16,991.53	8,495.76	8,495.76	33,983.05	0.85	7,221.40	14,442.80	21,664.19
May-10	Jul-10	19,588.24	9,794.12	9,794.12	39,176.48	0.85	8,325.00	16,650.00	24,975.01
Jun-10	Aug-10	24,662.64	12,331.32	12,331.32	49,325.28	0.85	10,481.62	20,963.24	31,444.87
			<b>Sub-Total</b>		<b>122,484.81</b>		<b>26,028.02</b>	<b>52,056.04</b>	<b>78,084.07</b>
Jul-10	Sep-10	18,344.56	9,172.28	9,172.28	36,689.12	0.85	7,796.44	15,592.88	23,389.31
Aug-10	Oct-10	20,401.73	10,200.87	10,200.87	40,803.46	0.85	8,670.74	17,341.47	26,012.21
Sep-10	Nov-10	22,301.22	11,150.61	11,150.61	44,602.43	0.85	9,478.02	18,956.03	28,434.05
			<b>Sub-Total</b>		<b>122,095.01</b>		<b>25,945.19</b>	<b>51,890.38</b>	<b>77,835.57</b>
Oct-10	Dec-10	18,800.19	9,400.10	9,400.10	37,600.38	0.85	7,990.08	15,980.16	23,970.24
Nov-10	Jan-11	25,735.09	12,867.54	12,867.54	51,470.17	0.85	10,937.41	21,874.82	32,812.23
Dec-10	Feb-11	42,668.92	21,334.46	21,334.46	85,337.83	0.85	18,134.29	36,268.58	54,402.87
			<b>Sub-Total</b>		<b>184,539.80</b>		<b>39,214.71</b>	<b>78,429.42</b>	<b>117,644.12</b>
<b>Audit Adjust.</b>									
Oct-10		5,065.71	2,532.86	2,532.86	10,131.42	0.85	2,152.93	4,305.85	6,458.78
			<b>Sub-Total</b>		<b>10,131.42</b>		<b>2,152.93</b>	<b>4,305.85</b>	<b>6,458.78</b>
Jan-11	Mar-11	18,295.33	9,147.66	9,147.66	36,590.65	0.85	7,775.51	15,551.03	23,326.54
Feb-11	Apr-11	25,185.02	12,592.51	12,592.51	50,370.04	0.85	10,703.63	21,407.27	32,110.90
Mar-11	May-11	39,822.31	19,911.15	19,911.15	79,644.61	0.85	16,924.48	33,848.96	50,773.44
			<b>Sub-Total</b>		<b>166,605.30</b>		<b>35,403.63</b>	<b>70,807.25</b>	<b>106,210.88</b>
Apr-11	Jun-11	33,456.49	16,728.25	16,728.25	66,912.98	0.85	14,219.01	28,438.02	42,657.02

Woodbridge Crossing  
Sales Tax Reimbursement Report  
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Filing Period	Allocation Period	City of Wylie (%)	4B (0.5%)	WEDC (0.5%)	Total	Applicable Rate (%)	WEDC Reimbursement	City Reimbursement	Total Reimbursement
May-11	Jul-11	50,192.64	25,096.32	25,096.32	100,385.28	0.85	21,331.87	42,663.74	63,995.62
Jun-11	Aug-11	43,639.11	21,819.56	21,819.56	87,278.22	0.85	18,546.62	37,093.24	55,639.87
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>254,576.48</b>		<b>54,097.50</b>	<b>108,195.00</b>	<b>162,292.51</b>
Jul-11	Sep-11	31,551.34	15,775.67	15,775.67	63,102.67	0.85	13,409.32	26,818.63	40,227.95
Aug-11	Oct-11	32,798.19	16,399.09	16,399.09	65,596.37	0.85	13,939.23	27,878.46	41,817.69
Sep-11	Nov-11	36,136.64	18,068.32	18,068.32	72,273.27	0.85	15,358.07	30,716.14	46,074.21
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>200,972.31</b>		<b>42,706.62</b>	<b>85,413.23</b>	<b>128,119.85</b>
Oct-11	Dec-11	31,701.68	15,850.84	15,850.84	63,403.35	0.85	13,473.21	26,946.42	40,419.64
Nov-11	Jan-12	40,631.94	20,315.97	20,315.97	81,263.88	0.85	17,268.57	34,537.15	51,805.72
Dec-11	Feb-12	66,403.17	33,201.59	33,201.59	132,806.34	0.85	28,221.35	56,442.69	84,664.04
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>277,473.57</b>		<b>58,963.13</b>	<b>117,926.27</b>	<b>176,889.40</b>
Jan-12	Mar-12	28,180.49	14,090.24	14,090.24	56,360.97	0.85	11,976.71	23,953.41	35,930.12
Feb-12	Apr-12	32,824.36	16,412.18	16,412.18	65,648.71	0.85	13,950.35	27,900.70	41,851.05
Mar-12	May-12	42,213.75	21,106.88	21,106.88	84,427.50	0.85	17,940.84	35,881.69	53,822.53
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>206,437.18</b>		<b>43,867.90</b>	<b>87,735.80</b>	<b>131,603.70</b>
Apr-12	Jun-12	33,749.69	16,874.85	16,874.85	67,499.38	0.85	14,343.62	28,687.24	43,030.85
May-12	Jul-12	35,756.08	17,878.04	17,878.04	71,512.15	0.85	15,196.33	30,392.66	45,589.00
Jun-12	Aug-12	43,423.09	21,711.55	21,711.55	86,846.18	0.85	18,454.81	36,909.63	55,364.44
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>225,857.71</b>		<b>47,994.76</b>	<b>95,989.53</b>	<b>143,984.29</b>
Jul-12	Sep-12	32,945.51	16,472.76	16,472.76	65,891.02	0.85	14,001.84	28,003.68	42,005.53
Aug-12	Oct-12	33,981.49	16,990.74	16,990.74	67,962.97	0.85	14,442.13	28,884.26	43,326.39
Sep-12	Nov-12	39,669.19	19,834.60	19,834.60	79,338.38	0.85	16,859.41	33,718.81	50,578.22
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>213,192.37</b>		<b>45,303.38</b>	<b>90,606.76</b>	<b>135,910.14</b>
Oct-12	Dec-12	61,352.09	30,676.05	30,676.05	122,704.18	0.85	26,074.64	52,149.28	78,223.91
Nov-12	Jan-13	13,760.37	6,880.18	6,880.18	27,520.73	0.85	5,848.16	11,696.31	17,544.47
Dec-12	Feb-13	68,951.35	34,475.67	34,475.67	137,902.69	0.85	29,304.32	58,608.64	87,912.96
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>288,127.60</b>		<b>61,227.11</b>	<b>122,454.23</b>	<b>183,681.35</b>
Jan-13	Mar-13	37,264.78	18,632.39	18,632.39	74,529.55	0.85	15,837.53	31,675.06	47,512.59

Woodbridge Crossing  
Sales Tax Reimbursement Report  
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Filing Period	Allocation Period	City of Wylie (1%)	4B (0.5%)	WEDC (0.5%)	Total	Applicable Rate (%)	WEDC Reimbursement	City Reimbursement	Total Reimbursement
Feb-13	Apr-13	32,499.58	16,249.79	16,249.79	64,999.15	0.85	13,812.32	27,624.64	41,436.96
Mar-13	May-13	42,416.25	21,208.13	21,208.13	84,832.50	0.85	18,026.91	36,053.81	54,080.72
			<b>Sub-Total</b>		224,361.20		47,676.76	95,353.51	143,030.27
Apr-13	Jun-13	31,950.38	15,975.19	15,975.19	63,900.76	0.85	13,578.91	27,157.82	40,736.73
May-13	Jul-13	35,623.93	17,811.97	17,811.97	71,247.86	0.85	15,140.17	30,280.34	45,420.51
Jun-13	Aug-13	44,805.27	22,402.63	22,402.63	89,610.53	0.85	19,042.24	38,084.48	57,126.71
			<b>Sub-Total</b>		224,759.15		47,761.32	95,522.64	143,283.96
Jul-13	Sep-13	30,171.94	15,085.97	15,085.97	60,343.87	0.85	12,823.07	25,646.14	38,469.22
Aug-13	Oct-13	31,615.59	15,807.80	15,807.80	63,231.18	0.85	13,436.63	26,873.25	40,309.88
Sep-13	Nov-13	34,215.75	17,107.88	17,107.88	68,431.50	0.85	14,541.69	29,083.39	43,625.08
			<b>Sub-Total</b>		192,006.55		40,801.39	81,602.78	122,404.18
Oct-13	Dec-13	30,192.68	15,096.34	15,096.34	60,385.36	0.65	9,812.62	19,625.24	29,437.86
Nov-13	Jan-14	40,059.94	20,029.97	20,029.97	80,119.87	0.65	13,019.48	26,038.96	39,058.44
Dec-13	Feb-14	60,106.82	30,053.41	30,053.41	120,213.63	0.65	19,534.71	39,069.43	58,604.14
			<b>Sub-Total</b>		260,718.86		42,366.81	84,733.63	127,100.44
Jan-14	Mar-14	34,887.18	17,443.59	17,443.59	69,774.35	0.65	11,338.33	22,676.66	34,015.00
Feb-14	Apr-14	39,550.17	19,775.09	19,775.09	79,100.34	0.65	12,853.81	25,707.61	38,561.42
Mar-14	*May-14	50,095.00	25,047.50	25,047.50	100,190.00	0.65	16,280.88	32,561.75	48,842.63
			<b>Sub-Total</b>		249,064.69		40,473.01	80,946.02	121,419.04
Apr-14	Jun-14	42,836.52	21,418.26	21,418.26	85,673.03	0.65	13,921.87	27,843.73	41,765.60
May-14	Jul-14	44,483.44	22,241.72	22,241.72	88,966.88	0.65	14,457.12	28,914.24	43,371.35
Jun-14	Aug-14	54,191.06	27,095.53	27,095.53	108,382.12	0.65	17,612.09	35,224.19	52,836.28
			<b>Sub-Total</b>		283,022.03		45,991.08	91,982.16	137,973.24
Jul-14	Sep-14	41,601.13	20,800.56	20,800.56	83,202.25	0.65	13,520.37	27,040.73	40,561.10
Aug-14	Oct-14	46,838.76	23,419.38	23,419.38	93,677.52	0.65	15,222.60	30,445.19	45,667.79
Sep-14	Nov-14	58,574.10	29,287.05	29,287.05	117,148.19	0.65	19,036.58	38,073.16	57,109.74
			<b>Sub-Total</b>		294,027.96		47,779.54	95,559.09	143,338.63
Oct-14	Dec-14	46,397.97	23,198.98	23,198.98	92,795.93	0.65	15,079.34	30,158.68	45,238.02

Woodbridge Crossing  
Sales Tax Reimbursement Report  
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Filing Period	Allocation Period	City of Wylie (1%)	4B (0.5%)	WEDC (0.5%)	Total	Applicable Rate (%)	WEDC Reimbursement	City Reimbursement	Total Reimbursement
Nov-14	Jan-15	62,438.87	31,219.43	31,219.43	124,877.73	0.65	20,292.63	40,585.26	60,877.89
Dec-14	Feb-15	93,019.09	46,509.54	46,509.54	186,038.17	0.65	30,231.20	60,462.41	90,693.61
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>403,711.83</b>		<b>65,603.17</b>	<b>131,206.34</b>	<b>196,809.52</b>
Jan-15	Mar-15	42,919.35	21,459.67	21,459.67	85,838.69	0.65	13,948.79	27,897.57	41,846.36
Feb-15	Apr-15	44,299.71	22,149.86	22,149.86	88,599.42	0.65	14,397.41	28,794.81	43,192.22
Mar-15	May-15	61,991.88	30,995.94	30,995.94	123,983.76	0.65	20,147.36	40,294.72	60,442.08
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>298,421.87</b>		<b>48,493.55</b>	<b>96,987.11</b>	<b>145,480.66</b>
Apr-15	Jun-15	47,156.82	23,578.41	23,578.41	94,313.63	0.65	15,325.96	30,651.93	45,977.89
May-15	Jul-15	51,820.00	25,910.00	25,910.00	103,639.99	0.65	16,841.50	33,683.00	50,524.50
Jun-15	Aug-15	63,530.67	31,765.34	31,765.34	127,061.34	0.65	20,647.47	41,294.94	61,942.40
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>325,014.96</b>		<b>52,814.93</b>	<b>105,629.86</b>	<b>158,444.79</b>
Jul-15	Sep-15	49,814.04	24,907.02	24,907.02	99,628.08	0.65	16,189.56	32,379.13	48,568.69
Aug-15	Oct-15	52,333.38	26,166.69	26,166.69	104,666.76	0.65	17,008.35	34,016.70	51,025.05
Sep-15	Nov-15	54,260.52	27,130.26	27,130.26	108,521.03	0.65	17,634.67	35,269.33	52,904.00
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>312,815.87</b>		<b>50,832.58</b>	<b>101,665.16</b>	<b>152,497.74</b>
Oct-15	Dec-15	48,763.81	24,381.90	24,381.90	97,527.61	0.65	15,848.24	31,696.47	47,544.71
Nov-15	Jan-16	63,303.62	31,651.81	31,651.81	126,607.23	0.65	20,573.67	41,147.35	61,721.02
Dec-15	Feb-16	99,187.99	49,594.00	49,594.00	198,375.98	0.65	32,236.10	64,472.19	96,708.29
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>422,510.82</b>		<b>68,658.01</b>	<b>137,316.02</b>	<b>205,974.02</b>
Jan-16	Mar-16	49,991.19	24,995.59	24,995.59	99,982.37	0.65	16,247.14	32,494.27	48,741.41
Feb-16	Apr-16	42,000.94	21,000.47	21,000.47	84,001.87	0.65	13,650.30	27,300.61	40,950.91
Mar-16	May-16	63,385.72	31,692.86	31,692.86	126,771.44	0.65	20,600.36	41,200.72	61,801.08
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>310,755.68</b>		<b>50,497.80</b>	<b>100,995.60</b>	<b>151,493.39</b>
Apr-16	Jun-16	50,205.20	25,102.60	25,102.60	100,410.40	0.65	16,316.69	32,633.38	48,950.07
May-16	Jul-16	0.00	0.00	0.00	0.00	0.65	0.00	0.00	0.00
Jun-16	Aug-16	0.00	0.00	0.00	0.00	0.65	0.00	0.00	0.00
			<b>Sub-Total</b>	<b>Sub-Total</b>	<b>100,410.40</b>		<b>16,316.69</b>	<b>32,633.38</b>	<b>48,950.07</b>
<b>Totals</b>					<b>6,340,933.04</b>		<b>1,205,761.73</b>	<b>2,411,523.47</b>	<b>3,617,285.20</b>

**CSD Woodbridge Centre  
Sales Tax Reimbursement Report**

Filing Period	Allocation	City	4B 0.50%	WEDC 0.50%	Total	WEDC Reimbursement
Jan-14	Mar-14	\$500.33	\$250.17	\$250.17	\$1,000.66	\$250.17
			<b>Sub-Total</b>		1,000.66	<b>250.17</b>
Feb-14	Apr-14	608.31	304.16	304.16	1,216.62	304.16
Mar-14	May-14	819.13	409.57	409.57	1,638.26	409.57
Apr-14	Jun-14	1,474.84	737.42	737.42	2,949.67	737.42
			<b>Sub-Total</b>		5,804.55	<b>1,451.14</b>
May-14	Jul-14	1,856.70	928.35	928.35	3,713.39	928.35
Jun-14	Aug-14	25,686.18	12,843.09	12,843.09	51,372.36	12,843.09
Jul-14	Sep-14	1,482.27	741.14	741.14	2,964.54	741.14
			<b>Sub-Total</b>		58,050.29	<b>14,512.57</b>
Aug-14	Oct-14	1,927.17	963.59	963.59	3,854.34	\$963.59
Sep-14	Nov-14	32,934.65	16,467.32	16,467.32	65,869.29	16,467.32
Oct-14	Dec-14	1,998.92	999.46	999.46	3,997.84	999.46
			<b>Sub-Total</b>		73,721.47	<b>18,430.37</b>
Nov-14	Jan-15	2,885.15	1,442.58	1,442.58	5,770.30	1,442.58
Dec-14	Feb-15	29,624.02	14,812.01	14,812.01	\$59,248.04	\$14,812.01
Jan-15	Mar-15	6,488.22	3,244.11	3,244.11	\$12,976.44	\$3,244.11
			<b>Sub-Total</b>		\$77,994.78	<b>\$19,498.70</b>
Feb-15	Apr-15	5,694.92	2,847.46	2,847.46	11,389.83	2,847.46
Mar-15	May-15	31,176.75	15,588.37	15,588.37	\$62,353.49	\$15,588.37
Apr-15	Jun-15	5,390.41	2,695.20	2,695.20	\$10,780.81	\$2,695.20
			<b>Sub-Total</b>		\$84,524.13	<b>\$21,131.03</b>
May-15	Jul-15	6,467.00	3,233.50	3,233.50	12,934.00	3,233.50
Jun-15	Aug-15	32,110.31	16,055.16	16,055.16	\$64,220.62	\$16,055.16
Jul-15	Sep-15	5,548.58	2,774.29	2,774.29	\$11,097.15	\$2,774.29
			<b>Sub-Total</b>		\$88,251.77	<b>\$22,062.94</b>
Aug-15	Oct-15	5,683.49	2,841.74	2,841.74	11,366.97	2,841.74
Sep-15	Nov-15	41,414.13	20,707.06	20,707.06	\$82,828.25	\$20,707.06
Oct-15	Dec-15	6,007.81	3,003.91	3,003.91	\$12,015.62	\$3,003.91
			<b>Sub-Total</b>		\$106,210.84	<b>\$26,552.71</b>
Nov-15	Jan-16	6,246.73	3,123.36	3,123.36	12,493.45	3,123.36
Dec-15	Feb-16	38,577.49	19,288.74	19,288.74	\$77,154.97	\$19,288.74

**CSD Woodbridge Centre**

**Sales Tax Reimbursement Report**

Jan-16	Mar-16	5,383.48	2,691.74	2,691.74	\$10,766.95	\$2,691.74
			<b>Sub-Total</b>		\$100,415.37	<b>\$25,103.84</b>
Feb-16	Apr-16	5,556.02	2,778.01	2,778.01	11,112.03	2,778.01
Mar-16	May-16	35,400.22	17,700.11	17,700.11	\$70,800.43	\$17,700.11
Apr-16	Jun-16	5,929.35	2,964.67	2,964.67	\$11,858.69	\$2,964.67
			<b>Sub-Total</b>		\$93,771.15	<b>\$23,442.79</b>
May-16	Jul-16	5,622.45	2,811.22	2,811.22	11,244.89	2,811.22
Jun-16	Aug-16	0.00	0.00	0.00		\$0.00
Jul-16	Sep-16	0.00	0.00	0.00		\$0.00
			<b>Sub-Total</b>		\$11,244.89	<b>\$2,811.22</b>
			Total		\$700,989.90	\$175,247.48

## Regional Housing Permits

### Wylie

	08	09	10	11	12	13	14	15	16
January	34	13	28	20	16	18	14	46	9
February	34	7	18	9	22	14	20	31	4
March	36	26	20	28	18	17	30	31	43
April	59	16	23	18	29	38	10	57	41
May	41	11	26	18	20	22	26	68	101
June	32	36	24	19	13	11	9	57	58
July	74	21	33	20	19	18	29	36	34
August	28	22	24	16	20	19	19	30	
September	22	38	23	22	15	8	17	24	
October	22	15	17	16	28	30	21	32	
November	17	21	13	5	14	18	20	33	
December	14	31	15	10	16	23	65	38	
<b>TOTAL</b>	<b>413</b>	<b>257</b>	<b>264</b>	<b>201</b>	<b>230</b>	<b>236</b>	<b>280</b>	<b>483</b>	<b>290</b>

### Lavon

	08	09	10	11	12	13	14	15	16
January	0	3	8	2	4	5	4	6	2
February	1	4	7	11	2	5	11	6	5
March	7	10	8	3	6	3	17	8	3
April	4	6	13	1	12	24	7	11	1
May	4	7	8	1	0	9	17	4	4
June	6	12	12	9	2	5	12	5	1
July	12	14	11	2	3	1	14	12	1
August	1	14	12	9	6	3	1	5	
September	3	1	0	6	7	6	2	7	
October	1	3	14	4	2	1	9	5	
November	3	13	5	5	3	2	1	2	
December	19	2	1	7	1	4	5	6	
<b>TOTAL</b>	<b>61</b>	<b>89</b>	<b>99</b>	<b>60</b>	<b>48</b>	<b>68</b>	<b>100</b>	<b>77</b>	<b>17</b>

### Murphy

	08	09	10	11	12	13	14	15	16
January	14	2	14	4	7	26	13	1	12
February	16	1	15	3	14	4	5	5	4
March	12	4	15	9	6	6	8	4	5
April	12	7	12	8	10	23	1	3	8
May	12	7	5	11	14	7	7	2	2
June	25	12	13	6	19	15	6	7	4
July	13	12	7	7	16	7	22	4	2
August	15	6	3	4	13	15	16	2	
September	6	12	7	4	10	10	3	3	
October	7	4	8	3	16	16	4	0	
November	3	5	7	3	17	5	5	2	
December	3	14	9	8	7	15	4	0	
<b>TOTAL</b>	<b>138</b>	<b>86</b>	<b>115</b>	<b>70</b>	<b>149</b>	<b>149</b>	<b>94</b>	<b>33</b>	<b>37</b>

### Sachse

	08	09	10	11	12	13	14	15	16
January	12	5	17	14	8	13	18	14	16
February	11	8	10	3	11	8	29	17	31
March	7	11	11	9	12	1	13	24	31
April	15	12	11	8	4	13	17	12	24
May	15	6	13	11	17	10	21	6	21
June	22	17	11	8	17	14	16	38	25
July	17	11	15	7	14	15	30	12	22
August	18	12	14	5	19	10	29	41	
September	16	13	3	12	12	17	23	27	
October	25	15	3	8	15	25	18	31	
November	10	14	4	6	9	12	27	26	
December	9	12	6	7	10	11	39	12	
<b>TOTAL</b>	<b>177</b>	<b>136</b>	<b>118</b>	<b>98</b>	<b>148</b>	<b>149</b>	<b>280</b>	<b>260</b>	<b>170</b>

### Inspiration

	Jan	Feb	Marc	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
15	5	12	10	6	17	13	14	4	13	8	5	11	<b>118</b>
16	10	19	11	9	7	13	40						<b>109</b>

## Regional Housing Permits

### Wylie Pending Developments

Estates of Creekside - 45 ac. - 63 Lots, 3 open space  
Braddock Place, Phase 2 - 185 ac. - 44 Lots  
Kreymer Estates Phase 1 - 36.475 ac. - 110 Lots  
Lewis Ranch - 53 ac. - 216 Lots  
Woodbridge 16 - 25.083 ac. - 111 Lots  
Dominion of Pleasant Valley - 361.4 ac. - 975 Lots  
Covington Estates Ph 1 - 14.308 ac. - 44 lots  
Bozeman Farms - 780 lots remaining (145 under cons.)  
Alanis Crossing - Phase 1 - 29.292 ac - 53 Lots  
Braddock Place, Phase 3 -18.322 ac. - 53 Lots, 2 open space  
Wilson Creek - 38 ac. 140 lots  
Inspiration 2B - 25 ac. 76 lots Wylie ETJ  
ZC 2014-08 Nails - 25 ac. 105 Townhomes  
Hunter's Cove Phase I - 31.414 ac 58 Lots  
Bozman Farms Phase 3 - 50.392 ac 139 Lots  
Braddock Place Phase 4 - 25.608 ac 77 Lots  
Braddock Place Phase 3 - 18.322 ac. 53 Lots  
Creekside Estates Phase VII - 23.267 ac. - 11 Lots  
Castle Park - 31.41 ac 56 Lots  
Inspiration Phase 1 & 2 -- 53 Lots  
Kreymer Estates Amenity Center - 3.3 ac. 1 Lot  
Kreymer Estates Phase 2 - 23.171 ac 60 Lots  
Kreymer Estates Phase 3 - 29.7654 ac 74 Lots  
Mansions at Wylie Seniors - 13.125 ac 1 Lot  
Schupbach Estates - 0.633 ac. 2 Lots  
Wooded Creek Phase 2 Amenity Center - 0.512 ac 1 Lot  
Creekside Estates Phase VIII - 20.551 ac 65 Lots  
Kreymer Estates Phase 4 - 27.312 ac 78 Lots  
Bozman Farms Phase 5 - 69.071 ac 198 Lots  
HNI Townhome Addition - 10.06 ac 104 Lots  
Alanis Crossing Phase II - 26.239 ac 42 Lots  
Trailspplace Lot 6-BR & 6 C - 0.256 ac 2 Lots  
Kreymer Park - 45.57 ac 151 Lots  
Kreymer Estates Phase 3 - 29.7654 ac 74 Lots  
Braddock Place Phase 5 - 28.019 ac  
Railroad Addition Block 31 - 1 ac.  
Creekside Estates Ph 9 - 12 ac

### Sachse Pending Developments

Jackson Hills Phase 3A-2 - 55 Lots  
Heritage Park - Phase 3 - 81 Lots  
Parkwood Ranch - Phase 2 -102 Lots  
Jackson Hills - Phase 3B - 114 Lots  
Jackson Meadows - 51 Lots  
Woodbridge - Phase 19 - 148 Lots  
ETJ  
C & F Copeville Addition - 3.515 ac 3 Lots  
Geckler Addition - 14.274 ac 1 Lot  
Reyes estates - 3.61 ac 2 Lots  
Creeks Crossing - 3.187 ac 2 Lots