



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262



Westlake Development Corporation, Inc. Meeting Minutes

Monday, July 7, 2025

5:00 PM

Council Chamber

Pursuant to Texas Government Code Section 551.127, one or more members of the Board of Directors may participate in this meeting by videoconference call. A quorum of the Board of Directors and the presiding officer will be present at the physical location of the meeting.

NOTE: As authorized by Section 551.071 of the Texas Government Code, the Board of Directors may enter into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chairman Kim Greaves called the meeting to order at 5:00 p.m. and announced a quorum present.

BOARD PRESENT:

Kim Greaves, Chair

Tammy Reeves

Todd Gautier

John Nestor

Mike Asselta

Jim Lentz (via remote connection)

BOARD ABSENT:

Matt Rose

STAFF PRESENT:

Town Manager Wade Carroll

Deputy Town Manager Jason Alexander

Town Attorney Alex Crowley

Town Secretary Dianna Buchanan

B. CITIZEN COMMENTS

There was no one to speak at this time.

C. NOMINATE AND ELECT OFFICERS-VICE PRESIDENT AND SECRETARY

Nomination and Motion by Chair Greaves and Motion Second by Director Reeves to elect Tammy Reeves as Vice Chair and Todd Gautier as Secretary of the Westlake Development Corporation, Inc. Chairman Greaves called for the vote. MOTION APPROVED UNANIMOUSLY BY ALL PRESENT.

D. EXECUTIVE SESSION

Chair Greaves announced the Executive Session Items and adjourned the Regular Meeting to Executive Session at 5:00:30 p.m.

- D.1. [25-184](#)** Section 551.072: Deliberation regarding the Purchase, Exchange, Lease or Value of Real Property:
a) 48 and 52 Girona and 34 Cortez, Westlake Entrada
- D.2. [25-185](#)** Section 551.087: Deliberation Regarding Economic Development Negotiations - to deliberate the offer of a financial or other incentive to business prospects:
a. 2025-02
b. 2025-03
c. 2025-04
d. 2025-05

E. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION

Chair Greaves reconvened the Regular Meeting from Executive Session at 6:42 p.m. There was no action as a result of Executive Session.

F. DISCUSSION ITEMS

- F.1. [25-186](#)** Roles and Responsibilities of the Westlake Development Corporation, Inc. Board of Directors.

Deputy Town Manager Jason Alexander provided an overview of the roles and responsibilities of the Board which includes assisting the Town with the attraction, retention and expansion of primary jobs in addition to recreational or community facilities, affordable housing, water supply facilities, and business enterprise that create or retain primary jobs. The Board may also make project recommendations to the Town Council as required.
- F.2. [25-187](#)** Economic Development Incentive Policy of the Westlake Development Corporation, Inc.

Deputy Town Manager Jason Alexander detailed Board considerations when establishing the Economic Development Incentive Policy. Considerations include the timing for receipt of incentive requests, minimum job creation and value creation project requirements, recapture, and phasing of economic development incentives. A workshop will be scheduled at a future meeting to further discuss a proposed policy for approval.

G. PRESENTATION

- G.1. [25-188](#)** Receive Update regarding Current and Future Development Projects

An update regarding current and future development projects was provided by Deputy Town Manager Jason Alexander that included updates for the Front 44, Entrada, Hilton Garden Inn, B1 Bank, La Cima De Entrada (Townhomes), Ventanas Westlake, Solana Hills, and Villagio.

H. NEW BUSINESS

H.1. 25-175 Discuss, consider and act to ratify and adopt the Westlake Development Corporation, Inc. Bylaws approved by Westlake Town Council Resolution 25-21 on June 17, 2025.

The Bylaws for the Westlake Development Corporation, Inc. have been updated, approved by the Town Council at their June 17, 2025 meeting and provided for the Board's consideration to ratify approval of the same as presented. Motion by Vice Chair Reeves and Motion Second by Director Asselta to approve the Bylaws as presented. Chair Greaves called for the vote. MOTION APPROVED UNANIMOUSLY BY ALL PRESENT.

H.2. 25-182 Discuss, consider and act regarding Chapter 380 Economic Development Agreement with Pluralsight.

Pluralsight requested economic development incentives to assist with their relocation and expansion of headquarter offices from Utah to the Town of Westlake. The Chapter 380 Economic Development Incentive Agreement will provide a sales and use tax rebate. Motion by Director Reeves and Motion Second by Director Nestor to approve the Chapter 380 Economic Development Agreement with Pluralsight as presented. Chair Greaves called for the vote. MOTION APPROVED UNANIMOUSLY BY ALL PRESENT.

H.3. 25-183 Discuss, consider and act to approve and recommend approval to Town Council for the Westlake Development Corporation, Inc. Fiscal Year 2025-2026 Budget.

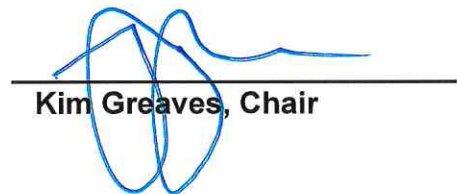
Deputy Town Manager Alexander provided an overview of the proposed budget. Motion by Director Asselta and Motion Second by Vice Chair Reeves to approve and recommend approval of the Fiscal Year 2025-2026 Budget for the Westlake Development Corporation, Inc. to Town Council. Chair Greaves called for the vote. MOTION APPROVED UNANIMOUSLY BY ALL PRESENT.

I. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

The date of the next meeting is to be determined. The Bylaws require a meeting be held quarterly.

J. ADJOURNMENT

Chair Greaves adjourned the meeting at 7:03 p.m.



Kim Greaves, Chair

ATTEST:



Town Secretary Dianna Buchanan