



Westlake Development Corporation, Inc. (EDC 4B)

Monday, January 12, 2026, 5:00 PM

Town of Westlake

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

Pursuant to Texas Government Code Section 551.127, one or more members of the Westlake Development Corporation Board of Directors may participate in this meeting by videoconference call. A quorum of the Board 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 Westlake Development Corporation Board of Trustees may enter into closed Executive Session for the purpose of seeking confidential legal advice from their Attorney on any agenda item listed herein.

AGENDA

- A. CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. APPROVAL OF MINUTES**
 - B.1. Discuss, consider and act to approve the October 15, 2025 Westlake Development Corporation Meeting Minutes.
- C. CITIZEN COMMENTS**
- D. PRESENTATIONS**
 - D.1. Receive a presentation regarding future development from Hillwood.
 - D.2. Receive an update regarding current and future development projects in the Town of Westlake.
- E. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED**
- F. EXECUTIVE SESSION**

The Town Council/Board of Trustees will conduct a closed session pursuant to Section 551.071 (2) of the Texas Government Code, for the purpose of seeking confidential legal advice from the Town Attorney/Westlake Academy Attorney for the following:

- F.1. Section 551.072: Deliberation regarding the Purchase, Exchange, Lease or Value of Real Property:
 - a. 48 and 52 Girona and 34 Cortez, Westlake Entrada

- F.2. Section 551.087: Deliberation Regarding Economic Development Negotiations - to deliberate the offer of a financial or other incentive to business prospects:
 - a. 2025-05
 - b. 2025-08
 - c. 2025-09

G. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

H. ADJOURNMENT

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.



Recording Secretary

Disabilities Notice: If you plan to attend the meeting and have a disability that requires special needs, please contact the Town Secretary's Office 48 hours in advance at Ph. 817-490-5711 and reasonable accommodations will be made to assist you.



**Westlake Development
Corporation, Inc. (EDC 4B)
Town of Westlake**
Council Chamber, 1500 Solana Blvd
Building 7, Suite 7100 Westlake, TX 76262

Wednesday, October 15, 2025, 5:00 PM
Meeting Minutes - Draft

Pursuant to Texas Government Code Section 551.127, one or more members of the Westlake Development Corporation Board of Directors may participate in this meeting by videoconference call. A quorum of the Board 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 Westlake Development Corporation Board of Directors may enter into closed Executive Session for the purpose of seeking confidential legal advice from their Attorney on any agenda item listed herein.

A. CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM PRESENT

President Kim Greaves called the meeting to order at 5:05 p.m. and announced a quorum present.

MEMBERS PRESENT:

President and Chair Kim Greaves
Secretary Todd Gautier
Director John Nestor
Director Matt Rose (arrived at 5:06 p.m.)

Vice President Tammy Reeves
Director Mike Asselta
Director Jim Lentz

STAFF PRESENT:

Town Manager Wade Carroll
Town Secretary Dianna Buchanan

Deputy Town Manager Jason Alexander
IT Network Admin. Duston McCready (exited during ES)

B. APPROVAL OF MINUTES

- B.1. Discuss, consider and act to approve the July 7, 2025 Westlake Development Corporation Meeting Minutes.

Motion by Vice President Reeves and second by Director Asselta to approve the July 7, 2025 Westlake Development Corporation Meeting Minutes as presented. President Greaves called for the vote. **Motion approved unanimously by all present.** Director Rose was not present for this vote.

At this time, President Greaves moved the meeting to E. Executive Session.

C. NEW BUSINESS

- C.1. Discuss, consider and act to approve and recommend ratification by the Town Council of an amendment to the Westlake Development Corporation Operating Budget for the Fiscal Year ending September 30, 2026, increasing expenditures in an amount not to exceed \$35,000.00.

This item was considered after Executive Session. Staff overview of item received. Motion by Secretary Gautier and Motion Second by Vice President Reeves to approve and recommend ratification by the Town Council of an amendment to the Westlake Development Corporation Operating Budget for the Fiscal Year ending September 30, 2026, increasing expenditures for an amount not to exceed \$35,000.00. President Greaves called for the vote. **Motion approved unanimously by all present.**

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

This item was not announced or discussed during the meeting.

E. EXECUTIVE SESSION

The Westlake Development Corporation Board of Directors will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551 for the following:

President Greaves announced Items E.1. and E.2. for Executive Session, and recessed the Regular Meeting to Executive Session at 5:05:30 p.m.

E.1. Section 551.072: Deliberation regarding the Purchase, Exchange, Lease or Value of Real Property: ED Project 25-06.

E.2. Section 551.087: Deliberation regarding Economic Development Negotiations - to Deliberate the Offer of a Financial or Other Incentive to Business Prospects: ED Project 25-08.

F. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

President Greaves reconvened the Regular Meeting from Executive Session at 6:16 p.m. and asked if there was any action as a result of Executive Session?

Motion by Secretary Gautier and Motion Second by Vice President Reeves to approve a Professional Services Contract with Low Oliver Inc. for Conceptual Site Plan Design Services for the Entrada Development and to recommend ratification to the Town Council. President Greaves called for the vote. **Motion approved unanimously by all present.**

G. ADJOURNMENT

President Greaves adjourned the meeting at 6:19 p.m.

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

/s/Dianna Buchanan
Town Secretary

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ATTEST:
