



**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**

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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 Lew 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.**

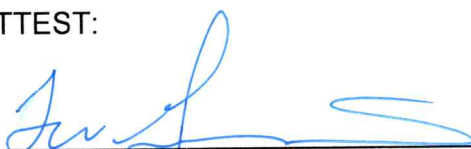
**G. ADJOURNMENT**

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

Approved by the WEDC 4B Board of Directors at the Regular Meeting held January 12, 2026.

  
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Kim Greaves, President and Chair

ATTEST:

  
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Todd Gautier, Secretary