



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

Monday, January 12, 2026, 5:00 PM

Meeting Minutes

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

Board President Kim Greaves called the meeting to order at 5:03 p.m. and announced a quorum present.

MEMBERS PRESENT:

President Kim Greaves
Secretary Todd Gautier
Director John Nestor
Director Matt Rose

Vice President Tammy Reeves
Director Mike Asselta
Director Jim Lentz

STAFF PRESENT:

Town Manager Wade Carroll
Town Secretary Dianna Buchanan
Project Manager Jason Oliver

Deputy Town Manager Jason Alexander
IT Director Jason Power

B. APPROVAL OF MINUTES

B.1. Discuss, consider and act to approve the October 15, 2025 Westlake Development Corporation Meeting Minutes.

Motion by Vice President Reeves and Motion Second by Secretary Gautier to approve the October 15, 2025 Westlake Development Corporation minutes as presented. President Greaves called for the vote. **Motion approved unanimously.**

C. CITIZEN COMMENTS

There was no one to speak at this time.

D. PRESENTATIONS

D.1. Receive a presentation regarding future development from Hillwood.

Hillwood representatives Guy Grivas and Eric Elrod provided a presentation to update on Hillwood's future development projects in Westlake including the Front 44.

D.2. Receive an update regarding current and future development projects in the Town of Westlake.

Deputy Town Manager Jason Alexander introduced Project Manager Jason Oliver and he provided an update of the status of current and future development projects in Westlake.

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

Deputy Town Manager Jason Alexander noted that a meeting will most likely be needed in February. Staff will contact board members to discern the best date to schedule the meeting for a board quorum to be present. Then the meeting will be scheduled.

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:

President Greaves announced items F.1. and F.2. for consideration during Executive Session and recessed the Regular Meeting to Executive Session at 5:33 p.m.

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

President Greaves reconvened the Regular Meeting from Executive Session at 6:56 p.m.

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

There was no action as a result of Executive Session.

H. ADJOURNMENT

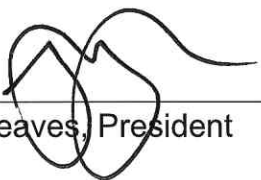
President Greaves adjourned the meeting at 6:56:45 p.m.

Approved at the WDC Regular Meeting held July 14, 2026.

ATTEST:



Todd Gautier, Secretary



Kim Greaves, President