

AGENDA REPORT

Meeting Date: September 17, 2025

Item Number: DS3

Prepared By: Jason Greiner

Subject

Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Recommendation

No action is requested by staff on this item.

Discussion**WEDC Property Update:**

Property Management

- Staff have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.
- Staff engaged a contractor to complete repairs on the WEDC-owned parking lot off Jackson, behind Wylie Flower & Gift. Repairs are expected to be complete by 9-17-25. All impacted businesses were notified in advance to provide minimal interruption to their business.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway was sold on 8-18-25 to Shadyside Land & Cattle/2 Acres Shadyside, LLC. Construction to begin 9-22-25. Anticipated completion date: March 2026.
- Lot 2 of 544 Gateway/SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 25 Steel Road/Aktrian Holdings – Feasibility Exp: 10-12-25; Closing Date: 11-11-25
- Lot 5 of 544 Gateway/Lanspring Investments, LLC– Feasibility Exp: 1-21-26; Closing Date: 2-20-26, with closing anticipated before the end of FY25.
- 7.585-acre lot and 0.863-acre lot/J-B Blakey Investments – Feasibility Exp: 11-17-25; Closing Date: 12-17-25, with closing anticipated before the end of FY25.

Listing Agreement – Segovia Partners (SP)

- Pad Sites are both under contract. Upon closing, Staff will cancel the listing agreement.
- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

Engineering Report:

Design & Engineering - 544 Gateway Addition – Kimley Horn (KH).

- Project is under construction with KH providing construction management as needed. Ongoing coordination meetings are being held with the City, contractor, KH, and WEDC.
- WEDC coordinating with franchise utilities for conflict with curb inlet within TxDOT ROW.
- Ongoing coordination and discussions over the TxDOT turn lane improvements issue with the City and TxDOT.
- KH looking into the possibility of moving Storm Line G further west to connect to an existing inlet box.

- Tiseo to provide cost estimation for relocation for review.
- Next project coordination meeting: TBD

Downtown Parking and Drainage/Union Pacific Coordination

- The survey documentation that Union Pacific has requested has been provided.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.
- KH preparing OPCC for parking options, included on 9-17-25 WEDC Agenda.

Design & Engineering - Cooper Plaza - State Hwy 78 & Brown

- The project is under construction, with KH providing construction management as needed. Ongoing coordination meetings are being held with the City, contractor, KH, and WEDC.
- KH is creating the 2nd Street lot concept plans.
- Punchlist walkthrough to be scheduled after landscaping improvements are completed.
- Next project coordination meeting: TBD

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park (KH)

- WEDC coordinating meeting with City of Wylie to discuss drainage solutions.
- KH is preparing IPO for the drainage infrastructure to serve future development of the SWC of Hooper and FM 544, included on 9-17-25 WEDC Agenda.

Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Item on 9-17-25 WEDC Agenda.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

Jackson Avenue Development

- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's "theme."
- Once the drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. Architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for sale/lease). The development will meet the requirements of the Downtown overlay district.

FM 544 Corridor Master Plans

- KH has begun drainage analysis for the 45-acre concept plans.

Atmos Gas Main Extension- N Hwy 78

- The TxDOT permit provided by Atmos was expired and did not reflect the modified extension plans. Staff is in communication with MasTec/Atmos/City of Wylie to resolve the issue.

WEDC General Engineering

- KH preparing SH-78 Sidewalks IPO .
- KH preparing Jackson Ave Parking and Striping IPO.

BRE & Workforce Updates:

- Conducted four BRE visits with primary employers.
- Collaborated with Collin College to develop programs to address employer needs for ESL and level one certification programs for current employees. Met with 3 large employers to explore implementation.
- Participated in BRE Alliance, a regional collaborative workforce and retention strategy coordination program with Regional EDCs and Community Partners.
- Participated in WSNCT Incumbent Worker Training Grant Webinar.

- Discussed opportunities available for Wylie employers/workforce through Collin College Apprenticeship and Employer Engagement connection to Texas HB2768 funding IT apprenticeships in Texas state agencies.
- Developed Business Appreciation events for implementation launch during MFG Day 2025.
- Continued detailed Fall program planning for 2025 MFG Day tours and programming.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Social Media Rescue classes are back in session. Participants in this session include Amazing Grace Food Pantry, Bakers D'Lite, Fancy Plants, Martin Heating & Air, Rementus, and 4:13 Appliance Repair.
- Preliminary designs have been approved, and the staging environment is currently being set up to start work for the refreshing of the existing Discover Wylie website. The improvements to the existing website will allow for an easier transition of the Historic Downtown Wylie layer into the new DW website.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff conducted numerous meetings and coordination regarding the finalization of the WEDC 2025 Loan, which funded on 9-15-25.
- Worked with legal regarding ongoing real estate projects, loan documents, and performance agreements.
- Staff attended A Night to Remember – Honoring Raymond Cooper (JG)
- Staff attended East Side Allies Luncheon (JG, RH, CS)
- Staff attended Leadership Wylie Alumni Reception (JG, RH, AW, MB, CS)
- Staff attended Wylie Entrepreneur Expo Meeting (JG, RH, CS)
- Staff attended Wylie Chamber Non-Profit Luncheon (JG, RH, AW, MB, CS)
- Sales tax revenues for September are up 1.29%. YTD sales tax revenues are up 7.86%.

Upcoming Events:

- Manufacturing Day Appreciation Reception and Proclamation – September 23
- Manufacturing Day – October 2
- TEDC Basic Economic Development Course – October 7-10
- Hope Under the Stars – October 11 **RSVP Required*
- TEDC Sales Tax Training – October 17
- TEDC Annual Conference – October 29-31
- Texas Downtown Annual Conference – November 3-5
- TML EconDev Conf – November 13-14 **RSVP Required*

Please see the attached Marketing Calendar for the full list of upcoming events.