

AGENDA REPORT

Meeting Date:	<u>February 15, 2023</u>	Item Number:	<u>DS2</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>2-10-23</u>	Exhibits:	<u>1</u>

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 for this item.

Discussion

WEDC Property Update:

Property Management

- Notice to vacate letters were sent to the tenants leasing at 106 N Birmingham, 605 Commerce (Suites 200, 201, & 204), and 908 Kirby, with a deadline of 2-3-23. Tenant at 605 Commerce, Suite 204 has vacated; tenant at 605 Commerce, Suite 201 was given an extension until 3-1-23. 106 N Birmingham should be vacated by prior to closing and 605 Commerce, Suite 200 and 908 Kirby will be vacated in March. Staff has continued to provide communication to tenants throughout this process and has made every attempt to relocate these businesses within the city of Wylie.
- Tenant at 100 W Oak has requested permission to install a 3x6 outdoor banner with grommets, attached with screws to the exterior of the building, for use on a permanent basis.
- Property management is working with tenants at 104 S Ballard and 701 S. Ballard to resolve a water leaks.

Property- UP Lot/N Keefer

- City Council approved the change of zoning for 401 N Keefer from Downtown Historic-Residential only to allow for commercial and/or residential uses on Feb 22; The UP Lot will have to go through the same process (at HRC, P&Z, & CC).
- WEDC closed on the UP property on September 30th.
- Request for zoning change to allow commercial on the west side of the RR tracks was reviewed by HRC on 11-17-22 and P&Z on 12-6-22. Final approval by City Council took place on 1-10-23.
- Staff is working with KH on a Preliminary & Final Plat.

Property- 200 W Brown

- Closing took place on 8-19-22.
- Demolition of this structure was approved by the Historic Review Commission Due on November 17th.
- Wylie Police utilized the structure for training purposes.

- Demolition of this structure was completed on 1-19-23.

Downtown Parking:

- Meeting held 1-17-23 to discuss work completed to date on the drainage study.
- Potential to add a regional drainage solution into the scope for the Downtown Parking project.
- Kimley-Horn to prepare an IPO for survey and conceptual design of parking/detention concepts.

Engineering Report:

Design & Engineering - FM 544/Cooper – Kimley Horn (KH)

- Zoning update and Preliminary/Final Plat under review by the City.
- Plan production for the infrastructure project is underway (24' private fire lane with public utilities in an easement). Waiting on record drawings from the City and from TxDOT.
- Traffic Impact Analysis is underway. This is required for the TxDOT submittal for the decel lane off FM 544.
- Completion Date: early 2023

Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- The substantial completion walk through has had to be rescheduled twice due to weather. A date has yet to be set for the next attempt, as the rain has been ongoing. The work is expected to be complete and waiting for a final punch list to then complete and close out.

Environmental- State Hwy 78 & Brown – Elm Creek (EC)

- The excavated soil has all been removed from the site and taken to a landfill. No soil with arsenic levels above commercial limits remains on-site.
- EC is finalizing the report documenting the removal of the soil the APAR comments and should have them ready to submit very soon.
- EC is holding off on removing the remaining groundwater monitoring well until TCEQ has given the go-ahead to do so.
- Completion Date: EOY or early 2023

ROW - State Hwy 78/Brown – Kimley Horn (KH)

- Staff is coordinating with the City and Vasquez Engineering to determine next steps.

Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor took place on 11-15-22 at P&Z and 12-13-22 at City Council.
- City Council approved the PD with the following amendments: remove by-right for restaurants with drive-in or drive-thru service, change Lot 6 to Lots 2-6, and require the elevation/site plans to come back before Council.

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

- IPO for updated drainage study submitted by KH. WEDC Board review on 2-15-23.

Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Construction plans for water line and sanitary sewer line were submitted to the City on 2/8/23. Waiting on initial review comments.
- Sanitary sewer plan sheet submitted to NTMWD 2/9/23 for a cursory review. The official plan review and application submittal will occur after City approval.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. Surveyors to stake the easements and prepare easement documents (likely this week).

Brown/Eubanks Drainage

- Staff received a quote in the amount of \$26,785 for cleanout of ditches, silt removal in ditches, haul-off of soils removed, erosion control, and replacement of one culvert on Eubanks. Facilitating this process will assist with development in the area.

BRE Updates:

- No BRE visits were conducted in January, but Staff conducted several phone interviews.
- Staff met with three local companies that have immediate expansion plans.
- Staff coordinated with Leadership Wylie to visit Deanan Popcorn, Savage Precision and Ken Ross.
- Small Business Week – Staff began preparation of Small Business week. The week-long programming will include business awareness campaigns, local training event, and a shop local promotion.
- Workforce and CTE educational programs – Staff is working with Wylie ISD and local business community to develop a program for “Building your Future – Career Day” program. This program is entering its second year and highlights trades and technologies that affect the construction industry. The event features hands-on exhibits for both high schools.

Additional WEDC Activities/Programs in Review:

- Leadership Wylie- WEDC Presentation/Tour- January 12
- ICSC Red River- January 18-20
- Sales tax revenues for the month of February are up 14.95%.
- Overall sales tax revenues for FY23 are up 18.80%

Upcoming Events:

- Project U, Burlison- February 21
- Collin College Education Foundation- Stetson and Stiletto- February 25
- Wylie ISD Education Foundation- Boots ‘N BBQ Gala- March 18
- State of the City Chamber Luncheon- March 21
- Wylie ISD Build your Future Career Day- April 4
- Lovett Groundbreaking- April 6
- Chamber Awards Banquet- April 20
- ICSC Las Vegas- May 21-23
- Please see the attached Marketing Calendar for the full list of upcoming events.