

AGENDA REPORT

Meeting Date: May 28, 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 are working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place, and spring cleaning of properties is near completion.
- WEDC received a complaint concerning property maintenance at 401 Keefer and is in the resolution process.
- Staff have been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Deft Ventures/Shadyside Land and Cattle - Inspection Period Expiration: 5-14-25; Closing Date: 6-13-25; Board to review Third Amendment on 5-28-25.
- Lot 2 of 544 Gateway: SCSD –Closing Date: TBD
- 25 Steel Road: Aktrian Holdings – Feasibility Exp: 7-14-25; Closing Date: 8-13-25

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 bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Staff have repeatedly attempted to resolve overhead fiber-optic lines owned by Optimum, AT&T, and Wylie ISD. Capco has been engaged for the relocation of the Wylie ISD Fiber and the subsequent lines can be moved following that relocation. Capco has advised that they will start this month.
- Additional storm sewer plan sheet to be approved by the City prior to being sent to Tiseo.
- Next project coordination meeting: 5/29/25

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

- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Ongoing coordination over drainage concern at drive connection to Marble.
- The projected completion date is 7/28/25 (7-11 is anticipated to open in Sept/Oct).
- Next project coordination meeting: 5/29/25

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

- Existing storm sewer analysis is complete.
- KH preparing an IPO for the final design of the Option 6 improvements (including existing storm sewer recommendations).

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- 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

- Jackson/Oak/Marble parking exhibit and downtown sidewalk exhibit has been completed.
- 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.

Westgate Gas Line & Easement Coordination

- Ongoing work on the abandonment of the former easements is still taking place.
- Staff is still waiting for a response from Atmos with the updated signature block information in place. Once staff receives the final document and obtains the last set of signatures, the documents will be sent to Atmos for filing.

544 Corridor - Due Diligence Study (IPO #14)

- KH prepared IPO that includes:
 - Topographic Survey.
 - Preliminary flood study of Muddy Creek (final flood study to be prepared with infrastructure construction drawings).
 - Preliminary roadway alignment.
 - Coordination with City/NTMWD/Oncor/FEMA.
 - Updated concept plan showing proposed major infrastructure improvements and developable area.
- FM 544 Corridor Master Plans:
 - KH to set up project kickoff meetings.

Atmos Gas Main Extension- N Hwy 78

- A contract has been signed with MasTec. Staff is waiting to finalize the Work Assignment Supplement document between Atmos/MasTec/City of Wylie.
- Once the project has begun, construction is expected to be complete within 3 months.

BRE & Workforce Updates:

- 7 BRE visits were conducted in April.
- Attended check signing ceremony at Collin College with Board Member Harold Smith. AXL Advanced, Helm Dental Laboratory, and Cates Control Systems were awarded \$232,000 in TWC Skills Development Fund grant funds and will train 104 employees in 2025.

- Participated in regional BRE Alliance program highlighting WSNCT's new organizational structure, new management personnel introduction, new data analytics dashboard rollout, and featuring workforce development employer initiatives from Collin College.
- Sponsored and participated in WISD Build Your Future Career Day. 134 students attended and presented their resumes to 34 businesses for skilled trades opportunities.
- Met with a local manufacturer to explore the expansion of their production facility.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The latest Social Media Rescue class launched on April 23, 2025. Eight local businesses are participating in this class, which includes group learning and one-on-one sessions. To date, 27 businesses in Wylie have benefited from this program.
- 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.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff and Board attended the WDMA Meeting and Mayor's Breakfast (WM, HS, MW, JG, RH, AW, CS)
- Staff attended the 2025 Annual State of the Chamber Luncheon (JG, RH, AW, MB, CS)
- Participated in the ongoing Leadership Wylie Classes: Public Safety Day (MW, MB)
- Staff and Board attended the TWC SDF Grant Check Signing Celebration (HS, AW)
- Staff participated in weekly TEDC Legislative Committee meetings. (CS)
- Facilitated and attended Small Business Week Reception & Proclamation.
- Staff attended TEDC TEEEX Training (JG)
- Sales tax revenues for May are up 5.08%. YTD sales tax revenues are up 7.07%.

Committee Updates:

- The Budget Committee members met to discuss an overview of the proposed FY25-26 Budget. Staff would like to schedule one more Budget Committee meeting before the June 18th WEDC Board Meeting.

Upcoming Events:

- Board & Commission Interviews – May 28-29
- Chamber: Women's Conference – June 6
- TEDC Mid-Year Conference – June 18-20
- Juneteenth Holiday: WEDC Offices Closed – June 19 (Staff Attending TEDC Conference)
- Board and Commission Outgoing Reception/Swear-In at City Council – June 24
- Whisker Wishes/In-Sync Exotics Gala – June 28
- Budget Work Session with City Council – July 8
- WISD New Teacher Luncheon – July 22
- Final Budget Work Session with City Council – July 22
- Wylie Championship Rodeo – September 12-13

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