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# AGENDA REPORT

**Meeting Date:** July 17, 2024                      **Item Number:** DS1  
**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

- Utility disconnections were completed for 305 S Ballard, 104 S Ballard, and 100 Oak. Demolition on 305 S Ballard has been completed. Demolition of 104 S Ballard began on 7-12-24 and 100 Oak is slated for demolition in two weeks. WFR and WPD were able to utilize 305 S Ballard and 100 Oak for training opportunities.
- Staff has been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Real Estate

- Staff is working with contracted buyers to determine further amendments/extensions to coordinate closing dates with construction timelines. Staff will bring back recommendations soon.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

**Downtown Parking:**

- KH is coordinating updated boundary surveys for the railroad ROW.
- KH is waiting on the City of Wylie downtown project for the regional drainage solution.
- Staff will provide additional updates as needed in Executive Session.

**Downtown & SBO Property Concepts:**

- KH to prepare IPO for Jackson Street Design and Staff will bring back options for architects.
- KH is on hold regarding the conceptual layouts for 503-701 S Ballard.

**Engineering Report:**

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

- A replat has been prepared to show final easements and is being coordinated with the City.
- Project is under construction with KH providing construction management as needed. Bi-weekly coordination meetings are being held with the City, Tiseo, KH and WEDC.
- Three RFI's have been submitted. RFI 001 was related to an existing concrete slab identified in the grading process on Lot 4 and has been resolved. RFI 002 regarding existing sanitary sewer depth has been submitted and is under review by KH. RFI 003 regarding sanitary sewer flowlines/stub-outs and profiles has been submitted and is under review by KH. Additional surveying is taking place to avoid future related RFI's.

#### Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- KH to prepare an updated IPO for the Flood Study on the City's 19 AC site and FY25 project coordination.
- Staff will provide any additional updates in Executive Session.

#### Environmental- State Hwy 78 & Brown – Elm Creek (EC) & Whitehead Environmental Services (WES)

- We received notification from TCEQ that our Certificate of Closure has been issued. Once we receive the official COC documents in the mail, we will file them with Collin County and provide proof of filing to TCEQ.

#### State Hwy 78 TxDOT Improvements

- Project is currently under construction with KH providing construction management as needed.
- Engineering/Staff worked to find alternate solution to proposed Change Order 1 with the use of flex base versus lime, resulting in a savings of \$52,483.40.
- An issue was found with pipe sizing/height and a revised drainage plan was submitted to City. TxDOT approved the revised plans and requested that they be included in the final as-builts. Staff anticipates a Change Order by 7-15-24 in an estimated amount of \$20,000.

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

- McMahon Contracting LP was selected by the Board for this project. We anticipate contract execution and the Preconstruction Meeting to be completed within the next week.
- Excess fill was sourced and relocated to the site. Cost savings are estimated at \$100,000.

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

- Drainage study with final recommendations will be submitted for Option 6 improvements.
- KH is working on the existing storm sewer analysis.
- KH preparing an IPO for the final design of the Option 6 improvements for FY 25.

#### Hooper/Steel ROW Dedication

- KH will provide an exhibit showing the ROW that would need to be obtained/dedicated.

#### Security Court Fire Lane Exhibit

- KH prepared an exhibit showing the fire lane.
- Staff will coordinate with adjacent property owners.

#### 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.

#### Eubanks Easement/ROW Coordination

- KH prepared an exhibit that shows ROW dedications/letter agreements to be obtained on the west side of the road as an alternative route should negotiations stall with property owners on the east side of Eubanks.
- WEDC is coordinating with property owners.

- KH to prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.
- Alternative options are being considered for the Gas Main Extension. Staff will provide an update, exhibit and estimated distance once the design is released from Atmos.

#### Jackson Avenue Development

- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Once 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 lease. The development will meet the requirements of the Downtown overlay district.

#### Westgate Gas Line & Easement Coordination

- Engineering for this project has been completed. KH will need to prepare a general Easement for final approval with Atmos.
- City Council approved the 380 Agreement with Ferah Tex Med at the 3-26-24 Council Meeting.
- Ongoing work on the abandonment of the former easements is still taking place.

#### **BRE & Workforce Updates:**

- Conducted 3 BRE visits in June.
- Held 2 follow-up meetings with employers to address challenges identified during BRE Visits including expansion plan discussions, workforce development programs, and community involvement. Both companies are applying for participation in the Skills Development Fund program through Collin College and TWC.
- Received notice that AXL Advanced, a local manufacturer of military and first responder gear, has been awarded a Skills Development Fund Grant for specialized equipment and technology training for its workforce.
- Finalized plans for a hands-on Gov-Con 101 workshop teaching local employers how to access State and Federal government contracts.
- Participated in 2 educational webinars, one for Manufacturing Day, Creators Wanted, entitled “Getting the Word Out” and one workforce training program webinar “TWC Grant Funding / WSNCT Matching Grant Program”.

#### **Additional WEDC Activities/Programs in Review:**

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, property owners, and legal continue.
- Attended TEDC Mid-Year Conference in Conroe, TX.
- Attended Whisker Wishes- In Sync Exotics Gala.
- Attended the Chamber- 4<sup>th</sup> Annual East Collin County Women’s Conference.
- Attended the City Council Reception for Outgoing Board Members/Oath of Office.
- Jason Greiner was selected to participate in the first Certified Texas Economic Developer (CTED) program for the State of Texas and attended the first series of classes through Texas A&M Extension Service Headquarters.
- Staff facilitated the interview and hiring process for the WEDC Office Manager position. We are happy to announce that Christy Stewart will join the team on Monday, July 15<sup>th</sup>.
- Performed additional reconfiguration of the website, data management, and development of marketing materials.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Sales tax revenues for July are down 1.30%. YTD sales tax revenues are up 10.43%.

#### **Upcoming Events:**

- WISD New Teacher Luncheon – July 23
- Legislative Dinner – August 22 (Tentative)
- Wylie Championship Rodeo – September 6-7
- TEDC – ED Sales Tax Workshop – DFW – September 13

- Hope's Gate - Hope Under the Stars – October 5

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